



City of Santa Barbara California

PLANNING COMMISSION STAFF REPORT

REPORT DATE: December 13, 2006
AGENDA DATE: December 21, 2006
PROJECT ADDRESS: 1575 La Vista del Oceano Dr. (MST2003-00652)
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 Marisela G. Salinas, Associate Planner

I. PROJECT DESCRIPTION

The project consists of the construction of a new residence (approximately 2,782 sq. ft. net and 3,205 sq. ft. gross) at 1575 La Vista del Oceano Drive. The lot would be accessed from the northern portion of the lot off of La Vista del Oceano Drive. Due to topographical site constraints, numerous retaining walls (which vary in height) will be required for this project. The tallest retaining wall would reach approximately 13 feet in height including a 3½-foot guard rail on top of it at its highest point. However, most of the retaining walls would be approximately four feet in height. Additionally, guard rails/fences will be required in certain areas for safety purposes. The proposal involves the merger of two vacant parcels (035-170-023 and 035-170-022). In terms of grading, approximately 255 cu. yds. of cut and 93 cu. yds. of fill are proposed under the main building footprint. Outside of the main building footprint, approximately 157 cu. yds. of combined cut and fill are expected.

This project was previously reviewed by the Planning Commission as part of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive which is currently unimproved and centrally located in that neighborhood. The completion of the roadway and three out of the four residences (1568, 1570 and 1576 La Vista del Oceano Drive) were approved by the Planning Commission on October 6, 2005. The development on 1575 La Vista del Oceano Drive was continued indefinitely for further restudy.

II. REQUIRED APPLICATIONS

1. A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
2. A Modification to allow encroachment into the required front yard setback in the E-1 Zone (SBMC §28.15.060.1).

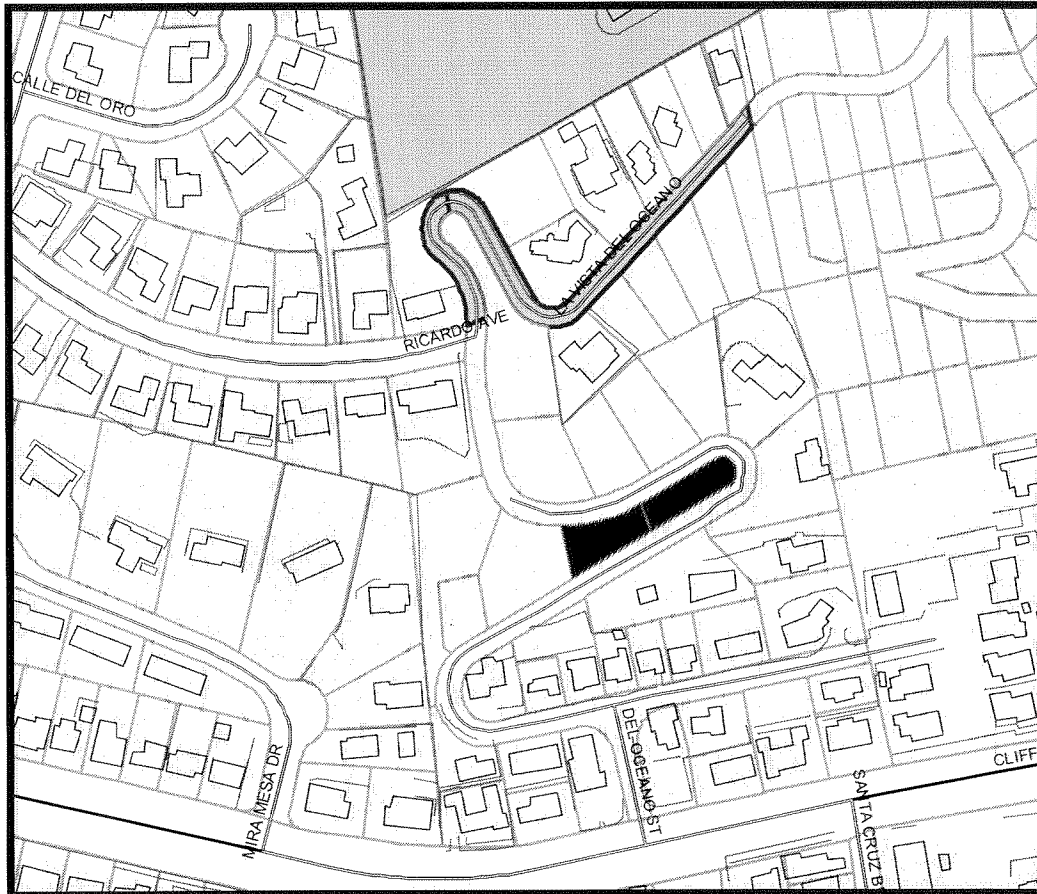
3. A Modification to allow parking in the required front yard setback in the E-1 Zone (SBMC §28.15.060.1 and §28.90).
4. A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC §28.15.060.3).
5. Voluntary Lot Merger of APN 035-170-023 and 035-170-022.

III. RECOMMENDATION

Staff continues to have concerns with the number of modifications required for the approval of this site. Its slope and lot configuration necessitate the need for several modifications for any development on the site. Due to the constraints of the site, Staff cannot support the amount of development proposed for the site. Staff recognizes that it is not possible to develop this site without some modifications and therefore could support some modifications to allow development of the site, however, development of such a constrained site should be limited. Staff recommends that the Planning Commission deny the project. If the Commission opts to approve the development at 1575 La Vista del Oceano Drive, draft findings have been included in the report and Conditions of Approval are included in Attachment A.

IV. VICINITY MAP

1575 La Vista del Oceano Drive



V. SITE INFORMATION AND PROJECT STATISTICS

A. GENERAL SITE INFORMATION

Applicant: Brian Hofer	General Plan: Residential – 3 units per acre
Existing Use: Vacant	Zoning: E-1, One-Family Residence Zone
Adjacent Land Uses:	
North - Single family residential	East - Single family residential
South - Single family residential	West - Single family residential

B. SITE SPECIFIC INFORMATION/PROJECT STATISTICS

	PRIOR PROJECT	CURRENT REDESIGNED PROJECT
Parcel Number	035-170-023 & -022*	035-170-023 & -022*
Slope:	50%	50%
Lot Area:	14,032 sq. ft.*	14,032 sq. ft.*
F.A.R.	0.20*	0.20*
Unit Size (Net)	2,828 sq. ft.	2,783 sq. ft.
Living Area	2,392 sq. ft.	2,341 sq. ft.
Garage	436 sq. ft.	442 sq. ft.

*This takes into account the merging of parcels 035-170-023 and 035-170-022

PROPOSAL	GRADING OUTSIDE FOOTPRINT		GRADING UNDER FOOTPRINT		TOTAL GRADING (Cu. Yd.)
	CUT (Cu. Yd.)	FILL (Cu. Yd.)	CUT (Cu. Yd.)	FILL (Cu. Yd.)	
PRIOR PROJECT	303	149	128	0	580
CURRENT REDESIGNED PROJECT	63	94	255	93	505

VI. BACKGROUND

On October 6, 2005, the Planning Commission approved the completion of La Vista del Oceano Drive and new homes at 1568, 1570 and 1576 La Vista del Oceano Drive. (*See Exhibit D*) 1575 La Vista del Oceano Drive was continued indefinitely with direction on a redesign. The item was continued with the following comments to the Architectural Board of Review: 1) guest parking shall be relocated to the driveway for the garage; 2) minimize the amount and overall height of the retaining walls; 3) reduce the overall height, mass, bulk and scale of the building; 4) restudy the vehicular and pedestrian access surrounding the property; 5) consider a lower floor area ratio given the steeper slope of this lot compared to the others; and 6) the Commission will consider modifications along the lower part of La Vista del Oceano rather than modifications along the upper part of the site, as it brings the house down the hill and is less obvious on the hillside.

VII. DESIGN REVIEW

Following the hearing, the applicant redesigned the project and returned to the Planning Commission at a lunch meeting on January 19, 2006, to confirm that the project was going in the right direction prior to returning to the Architectural Board of Review (ABR) for further review. Overall, Commissioners believed that the revised project was consistent with their earlier comments. The house was redesigned to be more linear along the south elevation. The project was reviewed by the ABR on four occasions. (*See Exhibit E*) The Board appreciated the split-level concept. Board members looked for the use of "natural" materials and

landscaping to reduce the massing of both the residence and the walls. The project will be refined further at the design review level if the Planning Commission approves the proposal.

VIII. ENVIRONMENTAL REVIEW

The previous Final Mitigated Negative Declaration (MND) adopted by the Planning Commission on October 6, 2005 (SCH#2005051106), together with the Addendum dated November 30, 2006, for the revised residential project have been determined to be adequate environmental documentation for this project and satisfy all the requirements of CEQA. The Addendum to the Final MND describes the minor changes between the original and revised residential project. The primary change to the project is the revised house design, making the residence less vertical. The Addendum did not identify new significant environmental effects. These documents will be considered by the Planning Commission prior to acting on the project. Please refer to Exhibits F (Addendum) and G (Final MND).

IX. ZONING ORDINANCE CONSISTENCY

The table below summarizes the Zoning Ordinance requirements and how each project site meets those requirements. When a standard is not met, it is shown in bold and italicized. The modification requests are described further below. Due to site constraints, which include steep slopes, frontage on three sides, and a narrow lot configuration, it is not possible to propose development on this site without the granting of modifications. While the modifications could be supported due to the site constraints, Staff cannot support the amount of development proposed for the site. Staff recognizes that it is not possible to develop this site without some modifications and therefore could support some modifications to allow development of the site, however, development of such a constrained site should be limited.

Standard	Requirement	Proposed
Setbacks		
-Front	25 ft*	<i>None</i>
-Interior	10 feet	10 feet
-Rear	10 feet	N/A
Building Height	30 feet	29.5 feet
Parking	2 covered	2 covered, 1 uncovered
Open Yard	1,250 sq. ft.	<i>N/A</i>
Lot Coverage		
-Building	N/A	23%
-Paving/ Driveway	N/A	11%
-Landscaping	N/A	68%

*See Front Yard Encroachments discussion in Section IX.A.

A. FRONT YARD ENCROACHMENTS

The front yard setback for the E-1 Zone is 30 feet. However, where the average natural slope of the front half of a lot in an E-1, E-2, E-3 or R-1 zone is more than 20%, the front yard may be reduced by not more than five feet (5') (SBMC §28.15.065). The applicant

previously submitted slope calculations that demonstrated that the lot qualifies for this reduction; therefore, the required front yard setback for this lot is 25 feet. Additionally, per SBMC §28.90.001.9, parking is not allowed in the front yard setback.

The proposed development at 1575 La Vista del Oceano Drive currently involves encroachments into the required front yard setback. The building, including the attached garage, is approximately 8.5 feet from the northerly portion of La Vista del Oceano Drive and approximately 16 feet from the southerly portion of La Vista del Oceano Drive. There are walkways/terraces surrounding the building that encroach further. Additionally, the proposed guest parking space is directly adjacent to the street with a zero setback.

B. FENCES, SCREENS, WALLS OR HEDGES

In residential zones, no fence, screen, wall or hedge shall exceed a height of three and one-half feet (3-1/2') if it is located: 1) within ten feet (10') of a front lot line, or 2) within ten feet (10') of either side of a driveway for a distance of twenty feet (20') back from the front lot line. Additionally, unless there is a horizontal separation of at least five feet (5') between fences, screens, walls or hedges, the height shall be measured from the lowest point of such fence, screen, wall or hedge to the highest point of fence, screen, wall or hedge.

Retaining walls are proposed on the property north and south of the building area. Some of the walls are necessary to provide adequate access and parking on the site. The retaining walls at the bottom of La Vista del Oceano Drive are approximately four feet in height with one of the retaining walls traversing across approximately two-thirds of the lower portion of the merged property. Some of these are located within ten feet of the property line and will require a modification for over-height walls. Additionally, in some areas the walls are within five feet of each other; therefore, the height is measured from the lowest point of the lower retaining wall. This results in modifications for a combined eight-foot height.

There is also a retaining wall proposed along the northerly side of the property for the roadway. The retaining wall reaches approximately 13 feet in height and is located between the roadway and the new residence. The height includes a 9½ foot high retaining wall and a 3½ foot high wrought iron guard rail for pedestrian safety. Due to its location, it is mostly screened from public view by the residence.

C. OPEN YARD REQUIREMENT

Each residential lot in the E-1 Zone must provide 1,250 square feet of open yard area. Per SBMC §28.04.430.5, "an open yard area is a yard or portion thereof which does not contain any of the following: (a) cut or fill slope greater than one foot (1') rise or fall in five feet (5') of horizontal distance; (b) portion of a front yard; (c) paving or other surfacing designed for use by motor vehicles or trailers. ..."

1575 La Vista del Oceano Drive currently has street frontage on two sides. Once it is merged with the "hairpin" lot, the resulting larger lot will have street frontage on three sides, which includes most of the property. Since all sides that face a street are considered

front yard, and portions of a front yard cannot be used in meeting the 1,250 square feet of required open yard area, the development on the site cannot meet this requirement. The applicant is requesting that a modification be approved to designate an equivalent area on a portion of the lot that will remain undisturbed (east of the building site), as outlined on the plans. Additionally, the applicant is proposing 719 square feet of patios, decks and paved areas.

X. FINDINGS

Staff has concerns about the modifications for this particular site because of the lot configuration, very steep slopes, and visibility. If the Commission wishes to approve development on 1575 La Vista Del Oceano Drive, the following findings must be made. Suggested conditions are attached as Exhibit A:

A. ENVIRONMENTAL FINDINGS:

1. The Planning Commission has considered the Addendum, dated November 30, 2006, for the residential development proposed at 1575 La Vista del Oceano Drive (MST2003-00652), together with the adopted Final Mitigated Negative Declaration (SCH#2005051106) for the original project, and public comments received.
2. The Addendum to Final Mitigated Negative Declaration (SCH#2005051106) has been prepared in compliance with California Environmental Quality Act requirements. The Addendum together with the adopted Final MND constitute adequate environmental analysis of the current proposed project at 1575 La Vista del Oceano Drive.
3. Mitigation measures identified in the Final Mitigated Negative Declaration have been agreed-to by the applicant and incorporated into the current project as conditions of approval and would avoid or reduce all potentially significant impacts to less than significant levels. In the Planning Commission's independent judgment and analysis based on the whole record, there is no substantial evidence that the proposed project at 1575 La Vista del Oceano Drive will have a significant effect on the environment.
4. A Mitigation Monitoring and Reporting Program has been prepared in compliance with the requirements of Public Resources Code § 21081.6, and is hereby adopted.
5. The location and custodian of documents associated with the environmental review process and decision for the project at 1575 La Vista del Oceano Drive (MST2003-00652) is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, CA 93102.
6. There is no evidence that the proposed project at 1575 La Vista del Oceano Drive (MST2003-00652) would have any potential for adverse effect on wildlife resources.

B. MODIFICATIONS (SBMC §28.92.026)

1. **Fence, Screen, Wall and Hedge Modification (SBMC §28.87.170)**

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. The modification is primarily required to propose development. This will allow for appropriate development and access on the site. The heights have been minimized to the greatest extent possible balancing all relevant factors on the sites.

2. **Front Yard Setback Modification (SBMC §28.15.060)**

The modification is necessary to secure appropriate improvements on the lot and is consistent with the purposes and intent of the Zoning Ordinance. The modification is primarily required to propose development and recommended parking for this site. This will allow for appropriate development on the site. The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance.

3. **Parking in the Front Yard Modification (SBMC §28.15.060 & §28.90.001.9)**

The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance. Approval of the modification will allow for guest parking to be provided in an area where no on-street parking is available, thus minimizing impacts in the surrounding neighborhood.

4. **Open Yard Reduction (SBMC §28.15.060)**

The modification is necessary to promote uniformity of improvement and secure an appropriate improvement on the lot and is consistent with the purposes and intent of the Zoning Ordinance. An equivalent undisturbed open area east of the building site will be designated as their "open yard area". Additionally, the applicant is proposing 719 square feet of patios, decks and paved areas which will provide useable recreational areas onsite.

Exhibits:

- A. Conditions of Approval
- B. Site Plans
- C. Applicant's letter, dated November 10, 2006
- D. Planning Commission Minutes dated October 6, 2005
- E. Architectural Board of Review Minutes
- F. Addendum to Final Mitigated Negative Declaration dated November 30, 2006
- G. Final Mitigated Negative Declaration (Under Separate Cover)

PLANNING COMMISSION CONDITIONS OF APPROVAL

1575 LA VISTA DEL OCEANO DRIVE (MST2003-00652)

MODIFICATIONS AND LOT MERGER

DECEMBER 21, 2006

- A. **Recorded Agreement.** Prior to the issuance of any Public Works permit or Building permit for the project on the Real Property, the Owner shall execute a written instrument, which shall be reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:
1. **Uninterrupted Water Flow.** The Owner shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural water courses, conduits and any access road, as appropriate. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
 2. **Trash and Recycling.** The Owner shall provide adequate space and maintain it for trash and recycling purposes.
 3. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. Said agreement will be prepared by Engineering Division Staff for the Owner's signature.
 4. **Allowed Development.** The development of the Real Property approved by the Planning Commission on _____ is limited to the improvements shown on the plans signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara and as shown below:
 - a. **1575 La Vista del Oceano Drive** – a single-family residence with an attached garage, totaling 3,300 square feet (gross area), and associated improvements.
 5. **Recreational Vehicle Storage Prohibition.** No recreational vehicles, boats or trailers shall be stored on the Real Property.
 6. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.
 7. **Landscape Plan Compliance.** Each Owner shall comply with the Landscape Plan(s) approved for the parcels of Real Property owned by such Owner by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. Each Owner shall provide and maintain the landscaping on the parcels of Real Property owned by such Owner in accordance with said landscape plan.
 8. **Landscape Plan.** Each landscape plan shall adhere to the Fire Department Landscape Guidelines for properties than are in the high fire hazard area. These plans shall be reviewed and approved by the Architectural Board of Review and the Fire Department.
- (H-2)

9. **High Fire Vegetation Management.** Residences located in the High Fire Hazard area are required to maintain vegetation to create an effective fuel break by thinning dense vegetation (mosaic style) and removing dry brush, flammable vegetation and combustible growth from areas within 100 feet of all buildings or structures. Each Owner shall perform the following maintenance annually on the parcels of Real Property owned by such Owner for the life of the project.

- a. Cut and remove hazardous brush, shrubs, and flammable vegetation such as dry grass and weeds within 100 feet of any structure and within 2 inches of the ground.
- b. Thin brush from streets and driveways both horizontally and vertically along the property. Flammable vegetation must be cleared on each side of the street or driveway for a distance of 10 feet and a vertical distance of 13 feet, 6 inches. Vegetation must be cut to within 2 inches of the ground. This applies to the public or private driveway and any public or private streets that border the property.
- c. Remove dead wood, trim the lower branches, and limb all live trees to 6 feet above the ground (or as much as possible with younger, smaller trees), especially trees adjacent to buildings.
- d. Trim tree limbs back a minimum distance of 10 feet from any chimney opening.
- e. Remove all dead trees from the property.
- f. Maintain the roof of all structures free of leaves, needles or other vegetative debris.
- g. Legally dispose of all cut vegetation, including any debris left from previous tree trimming and brush removal. Cut vegetation may be chipped and spread throughout the property as a ground cover, up to 12 inches in depth, and at least 30 feet from any structure. **(H-1)**

- B. **Design Review.** The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. **Water Conservation.** The landscape and irrigation plans shall be in compliance with the Landscape Design Standards for Water Conservation (Res. No. 89-077) and shall be subject to approval by the Architectural Board of Review. **(PS-1)**
2. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Lighting shall be directed toward the ground.
3. **Screened Check Valve/Backflow.** The check valve or anti-backflow devices for fire sprinkler (and irrigation) systems shall be provided in a location screened from public view or included in the exterior wall of the building.

4. **Retaining Walls.** All retaining walls visible to the public shall be faced with sandstone or similar appearance, as acceptable to the Architectural Board of Review.

C. **Public Works Submittal and Approval Prior to Site Building Permit Issuance.** The Owners shall submit the following or evidence of completion of the following to the Public Works Department prior to the issuance of a Building Permit for the project:

1. **Public Improvement Securities.** The Owners shall provide an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements prior to execution of the "Agreement to Construct and Install Improvements (Not a Subdivision)". Securities will reflect 200% of the approved Engineer's Estimate per Municipal Code 27.11. 100% of the Engineer's Estimate for the Performance security and 100% of the Engineer's Estimate for the Labor & Materials security. Upon completion and acceptance of the required public improvements, 75% of the Performance security will be released and the labor and materials security will be released in total. Section 5 of the Agreement for Land Development Improvement, or Agreement to Construct and Install Improvements (Not a Subdivision)) requires that the retention of 25% of the performance security to cover the cost of any defects in work discovered within the first year following acceptance of the work.
2. **Public Street Improvement Plans.** The Owner shall submit C-1 public improvement plans for construction of improvements along the entire property frontage on La Vista del Oceano Drive as outlined in Planning Commission Conditions of Approval Resolution No. 063-05. The C-1 plans shall be submitted separately from plans submitted for a Building permit. As determined by the Public Works Department, the improvements shall include new driveway aprons to meet Title 24 requirements, new concrete curbs, gutters, and 16-foot minimum varying width asphalt concrete roadway, underground service utilities, install one city standard street light as determined by ABR and Public Works at bend of road, retaining wall *designed to support the public road* shall be submitted and design by a licensed structural engineer and built to City Standard, submit application for installation of new water services and connection to city water main, removal, replacement or relocation of any public utilities or structures shall be approved by the City and at Owners expense, and preserve and/or reset survey monuments and provide adequate positive drainage from site.

The Owners must furnish and install traffic control signs, striping, and guardrails in the public right-of-way as approved by the Transportation Operations Manager.

3. **Drainage Calculations or Hydrology Report.** The Owners shall submit to the Land Development Engineer drainage calculations/hydrology report justifying that the existing on-site and proposed on-site drainage conveyance system adequately conveys a minimum of a 25-year storm event.
4. **Removal or Relocation of Public Facilities.** Removal or relocation of any public utilities or structures must be performed by the Owner or by the person or persons having ownership or control thereof.

5. **Voluntary Merger Required.** The Real Property known as APN 035-170-230 and APN 035-170-220 shall be merged into one (1) lot, following the procedure in Santa Barbara Municipal Code Chapter 27.30, including submittal of a Master Application and payment of required fees by the Owners to Public Works for preparation of the necessary Certificate of Voluntary Merger, and including submittal of a description of the merged lots by a qualified surveyor, prior to Owners' execution of the required Certificate and submittal by Public Works for its recordation in the Official Records.0.
 6. **Construction Best Management Practices.** Construction Best Management Practices Required. All construction activities conducted by the Owners, either individually or collectively, shall address water quality through the use of best management practices (BMP's) as approved by the City Building Official.
 7. **Private Storm Drain Facilities.** Storm drain facilities not built to city standard are to be privately maintained and located on private property.
- D. **Public Works Requirements Prior to Building Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following to the Public Works Department for review and approval, prior to the issuance of a Building Permit for the project.
1. **Approved Public Improvement Plans and Concurrent Issuance of Public Works Permit.** Upon acceptance of the approved public improvement plans, a Public Works permit shall be issued concurrently with a Building permit.
- E. **Required Prior to Permit Issuance.** Issuance of all permits shall be in compliance with "Construction Site Regulations" as outlined in Condition H. The following shall also be finalized and specified in written form and submitted prior to or with any public works and site building permit applications:
1. **Mitigation Monitoring and Reporting Requirement.** The Owners shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration for the project, applicable to each building and public works permit for this project. A Project Environmental Coordinator (PEC) and Mitigation monitors responsible for permit compliance monitoring must be hired and paid for by the applicant. The mitigation monitoring program shall include, but not be limited to:
 - a. A list of the project's mitigation measures.
 - b. An indication of the frequency of the monitoring of these mitigation measures.
 - c. A schedule of the monitoring of the mitigation measures.
 - d. A list of reporting procedures.
 - e. A list of the mitigation monitors to be hired.
 2. **Project Environmental Coordinator Required.** A qualified representative for the Owners, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full

compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction personnel for those actions that relate to the items listed in this program.

3. **Construction Notification to Neighbors.** At least twenty (20) days prior to commencement of construction, the contractor shall provide written notification to property owners and residents within 450 feet of the project area, to surrounding area homeowners associations, and posted at the access to construction site. The notice shall provide a construction schedule, required noise conditions applied to the project, and the name and telephone number of the Project Manager who can address questions and problems that may arise during construction. (N-2)
 4. **Pre-Construction Conference.** Prior to commencement of construction, a construction conference shall be scheduled by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Building Division, Planning Division, the Property Owners, Architect, Project Engineer, Project Environmental Coordinator, Mitigation Monitors, Contractor and Subcontractor(s).
 5. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions and Conditions of Approval.
- F. **Phasing of Permits.** Issuance of a rough grading permit may be allowed prior to issuance of other public works and site building permits with incorporation of proper storm water control, drainage, and erosion control measures, all items outlined in Condition E above, and all items outlined in Condition G.7 and Condition H, as approved by City Staff.
- G. **Building Permit Plan Requirements.** The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy or Final Inspection for any of the individual building permits issued to this project:
1. **Design Review Requirements Included on Plans.** Plans submitted for building permits shall show all design elements, as approved by the Architectural Board of Review, outlined in Section B above.
 2. **Guest Parking.** One guest parking space shall be provided on each proposed building site in addition to the two (2) covered parking spaces required by the Zoning Ordinance as approved.
 3. **Green Building Design.** Each Owner shall incorporate feasible green building measures into project design on the parcel(s) of Real Property owned by such Owner, which may include but are not limited to: energy conservation measures beyond Title 24 requirements; reduction of hazardous materials use, waste reduction measures, and water conservation measures. (AQ-9)

4. **Long-term Recycling.** Each Owner shall provide equal space and/or bins for storage of recyclable material and trash for each residential unit on the parcel(s) of Real Property owned by such Owner. This information shall be shown on the building plans and installed as a part of the project's improvements. **(PS-3)**
5. **Drainage and Grading Plan Required.** Each Owner shall submit a drainage and grading plan for the parcel(s) of Real Property owned by such Owner and shall carry out the requirements of such plans in the field. These permits shall be coordinated such that no work on any one property negatively affects work on any other private property and so that as much work across properties can be done at the same time.
6. **Earthwork, Foundation, and Structural Design.** Each Owner shall incorporate into the construction plans and implement all recommendations specified in the individual geology and soils reports prepared by licensed engineers, geologists or equal for the parcel(s) of Real Property owned by such Owner. **(G-1)**
7. **Erosion Control Plan.** A comprehensive Erosion/Sedimentation Control Plan for all construction activities to maintain all sediment on site and out of the drainage system shall be submitted to the Building Division for approval prior to Building Permit issuance, including any rough grading permit, and shall be implemented by the Owners on site. The plan shall include Best Management Practices approved by the City and Regional Water Quality Control Board, and shall include, at a minimum, the following:
 - a. Excavation and grading shall be limited to the dry season of the year (i.e., April 15-November 1).
 - b. Grading shall incorporate any and all applicable measures recommended in soils and geology reports. Detailed plans and geologic report shall be submitted for any permanent erosion-control structures.
 - c. Grading shall be designed to minimize erosion hazards.
 - d. Minimize the area of bare soil exposed at one time (phased grading).
 - e. Stockpiles of earth and other construction related materials shall be protected from being transported from the site by the forces of wind or water.
 - f. Any slopes with disturbed soils or denuded of vegetation shall be stabilized so as to inhibit erosion by wind and water.
 - g. Bare soils shall be protected from erosion by applying heavy seeding, within five days of clearing or inactivity in construction.
 - h. Graded areas shall be revegetated within four weeks of grading activities with deep-rooted, native, drought-tolerant species to minimize slope failure and erosion. Planted areas shall be irrigated if necessary, and maintained to ensure that plants are established. Geotextile binding fabrics shall be used as necessary to hold slopes until vegetation is established. The species used for this revegetation shall be approved by City Staff prior to its being applied to the site.

- i. Install silt fencing (installed with a 6 inch by 6 inch right-angled, buried lip) on the edge of all development envelopes.
 - j. All construction entrance roadways shall be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions shall be swept up immediately and shall not be washed down by rain or other means.
 - k. Establish fuel and vehicle maintenance staging areas located away from all drainage courses, and design these areas to control runoff.
 - l. Eroded sediments and other pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.
 - m. Fuels, oils, solvents and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil and surface waters. All approved storage containers shall be protected from the weather. Spills shall not be washed into the drainage system.
 - n. Provisions shall be made to retain concrete wastes on site until they can be disposed of as a solid waste.
 - o. Trash and construction related solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. **(W-1)**
 - p. The Building and Safety Division shall have the discretion to require additional erosion control and water quality measures when substantial rainfall is forecast.
 - q. Pre- and post-storm monitoring shall be carried out to determine that silt conveyance is minimal. If, after monitoring, in the opinion of the Building Official, the soil is, or will become saturated, monitoring will be increased.
8. **Storm Drain Markings.** Stenciled information shall be printed on all curb storm drains warning of the direct connection to the creek and ocean. **(W-2)**
9. **Site Runoff.** All project runoff waters from areas such as the access roads, roofs, driveways shall be captured on-site and conducted, via the proposed drainage system, to prevent increased site runoff. **(W-3)**

H. **Construction Site Regulations.** All construction onsite will adhere to the following regulations. These regulations shall be reproduced on all plans issued:

- 1. **Construction Hours Limitations.** Construction (including preparation for construction work) is prohibited Monday through Friday before 8:00 a.m. and after 5:00 p.m., and all day on Saturdays, Sundays and holidays observed by the City of Santa Barbara as shown below:

New Year's DayJanuary 1st*

Martin Luther King's Birthday.....3rd Monday in January

Presidents' Day.....3rd Monday in February

Memorial Day..... Last Monday in May

Independence Day July 4th*
 Labor Day 1st Monday in September
 Thanksgiving Day 4th Thursday in November
 Following Thanksgiving Day Friday following Thanksgiving Day
 Christmas Day December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number. (N-1)

2. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) and Project Environmental Coordinator's (PEC) name, contractor(s) and PEC's telephone number, work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval.
3. **Truck Haul Routes.** The haul route(s) for all construction-related trucks, three tons or more, entering or exiting the site, shall be approved by the Transportation Operations Manager. The route of construction-related traffic shall also be established to minimize trips through surrounding residential neighborhoods. (AQ-3, TC-1)
4. **Construction Parking/Storage.** Construction parking and storage shall be provided as follows:
 - a. During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Transportation and Parking Manager.
 - b. On-site or off-site storage shall be provided for construction materials and equipment. Storage of construction materials within the public right-of-way is prohibited without a Public Works permit. (TC-2)
5. **Construction-Related Truck Trips.** Construction-related truck trips shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) to help reduce truck traffic on adjacent streets and roadways. (TC-3)
6. **Construction Source Reduction/ Recycling Measures.** Recycling bins shall be placed on the site throughout the construction process, and the applicant shall maximize resource recovery, reuse and recycling of demolition and construction waste as feasible. (PS-2)

7. **Construction Equipment Mufflers and Shields.** All construction equipment, including trucks, shall be professionally maintained and fitted with standard manufacturers' muffler and silencing devices. Sound control devices and techniques, such as noise shields and blankets, shall be employed as needed to reduce the level of noise to surrounding residents. (N-3)
8. **Construction Equipment Requirements.** The following shall be adhered to during project grading and construction to reduce NOx and particulate emissions from construction equipment:
 - a. Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be utilized wherever feasible.
 - b. Clean diesel fuel (Ultra-Low Sulfur Diesel) fuel shall be used.
 - c. The engine size of construction equipment shall be the minimum practical size.
 - d. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
 - e. Construction equipment shall be maintained in tune per the manufacturer specifications.
 - f. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.
 - g. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
 - h. Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available.
 - i. Diesel powered equipment should be replaced by electric equipment whenever feasible.
 - j. Construction worker trips shall be minimized by requiring carpooling and by providing for lunch onsite. (AQ-8)
9. **Unanticipated Archaeological Resource Discovery Procedures.** Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel.
 - a. If such cultural resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and a City-approved archaeologist shall be consulted. The latter shall be employed by the applicant to assess the nature, extent and significance of any discoveries and to

develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities.

- b. If the findings are potentially significant, a Phase III program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historical Landmarks Commission. That portion of the Phase III program which requires work on-site shall be completed prior to continuing construction in the affected area.
 - c. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbance in the area of the find. If a discovery potentially consists of human remains, the Santa Barbara County Coroner and California Native American Heritage Commission must also be contacted and federal and state regulations followed. **(CR-1)**
10. **Construction Discovery of Hazardous Materials.** In the event that potentially hazardous materials are uncovered during grading or construction processes, the applicant shall take appropriate measures to assure worker and public safety and provide for assessment and remediation in accordance with State, County, and City regulations. **(H-3)**
11. **Well Abandonment.** In the event that a well is found during construction activities, the well shall be properly abandoned in accordance with State regulations. **(H-4)**
12. **Dust Control Monitor.** The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to issuance of any grading permits for the project. **(AQ-7)**
13. **Watering of Site.** During site grading and transportation of fill materials, regular water sprinkling shall occur using reclaimed water whenever the Public Works Director determines that it is reasonably available. During clearing, grading, earth moving or excavation, sufficient quantities of water, through use of either water trucks or sprinkler systems, shall be applied to prevent dust from leaving the site. Each day, after construction activities cease, the entire area of disturbed soil shall be sufficiently moistened to create a crust.
- a. Throughout construction, water trucks or sprinkler systems shall also be used to keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site. At a minimum, this will include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency will be required whenever the wind speed exceeds 15 mph. **(AQ-1)**

14. **Covered Fill Material/Truck Loads.** If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be covered from the point of origin. **(AQ-2)**
15. **Wind Erosion Control.** After clearing, grading, earth moving or excavation is completed; the entire area of disturbed soil shall be treated to prevent wind pickup of soil. This may be accomplished by:
 - a. Seeding and watering until grass cover is grown;
 - b. Spreading soil binders;
 - c. Sufficiently wetting the area down to form a crust on the surface with repeated soakings as necessary to maintain the crust and prevent dust pickup by the wind;
 - d. Other methods approved in advance by the Air Pollution Control District. **(AQ-4)**
16. **Expeditious Paving.** All roadways, driveways, sidewalks, etc., should be paved as soon as possible. Additionally, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. **(AQ-5)**
17. **Gravel pads.** Gravel pads must be installed at all access points to prevent tracking of mud on to public roads. **(AQ-6)**
18. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

Property Owner

Date

Contractor

Date

License No.

Architect

Date

License No.

Engineer

Date

License No.

- I. **Prior to Certificate of Occupancy.** Prior to issuance of a Certificate of Occupancy for any of the residences, the Owners of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any damaged public improvements caused by construction (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the improvement/building plans, including utility undergrounding and installation of street trees.
3. **Backflow Device.** Provide an approved backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120.
4. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.
5. **Utilities Undergrounded.** Place utilities underground from the transmission source and within the Real Property.
6. **New Construction Photographs.** Photographs of the new construction, taken from the same locations as those taken of the story poles prior to project approval, shall be taken, attached to 8½" x 11" board and submitted to the Planning Division.

- J. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses and costs of that independent defense.

NOTICE OF APPROVAL TIME LIMITS:

The Planning Commission's action approving the Modifications shall terminate two (2) year from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

1. A Building permit for the use authorized by the approval is issued within twenty-four (24) months of granting the approval. An extension may be granted by the Community

Development Director, if the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

2. The approval has not been discontinued, abandoned or unused for a period of six months following the earlier of (a) an Issuance of a Certificate of Occupancy for the use, or (b) two (2) years from granting the approval.
3. The project also includes approval of a Development Plan, Tentative Subdivision Map or a Coastal Development Permit, in which case the longer approval period shall prevail.

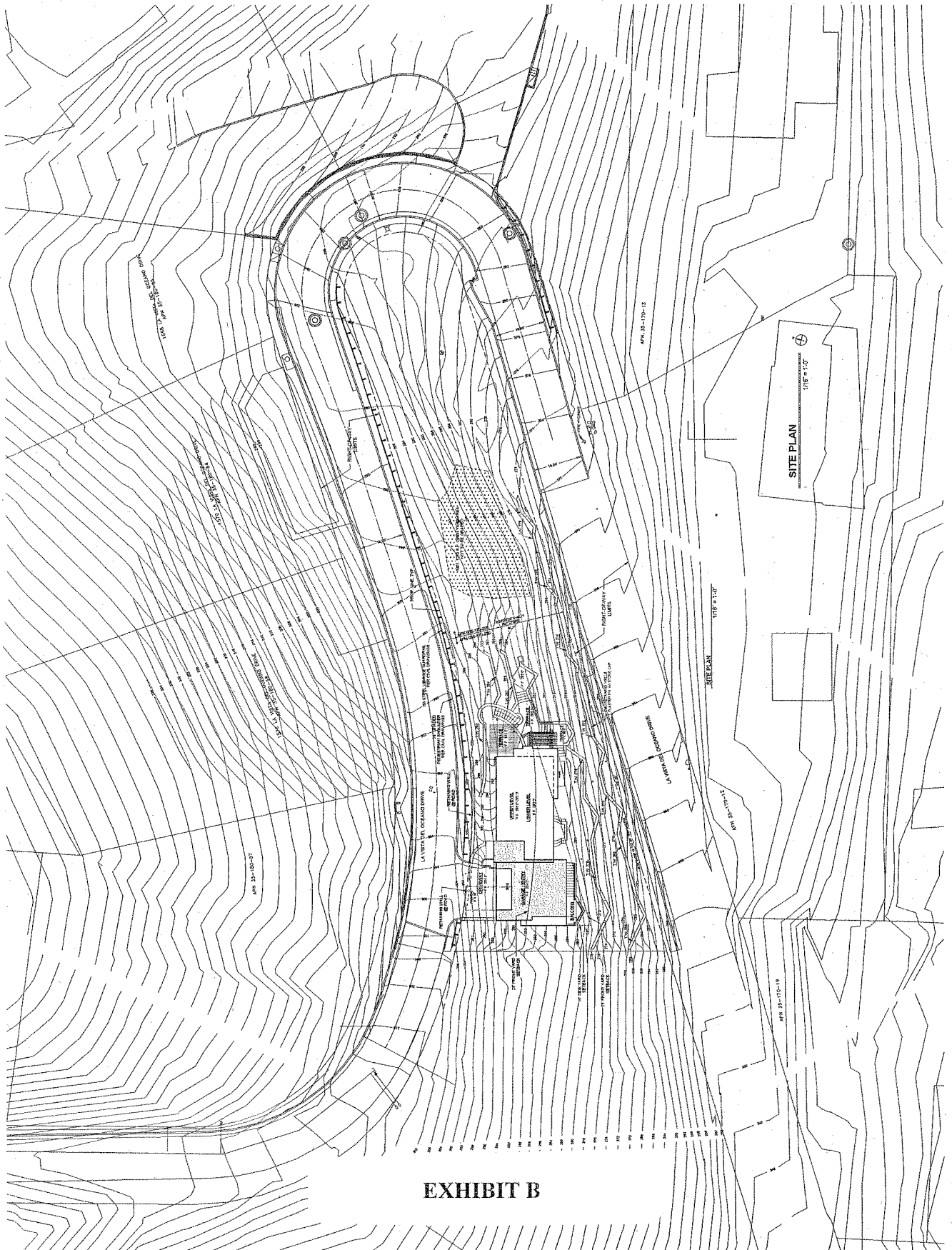
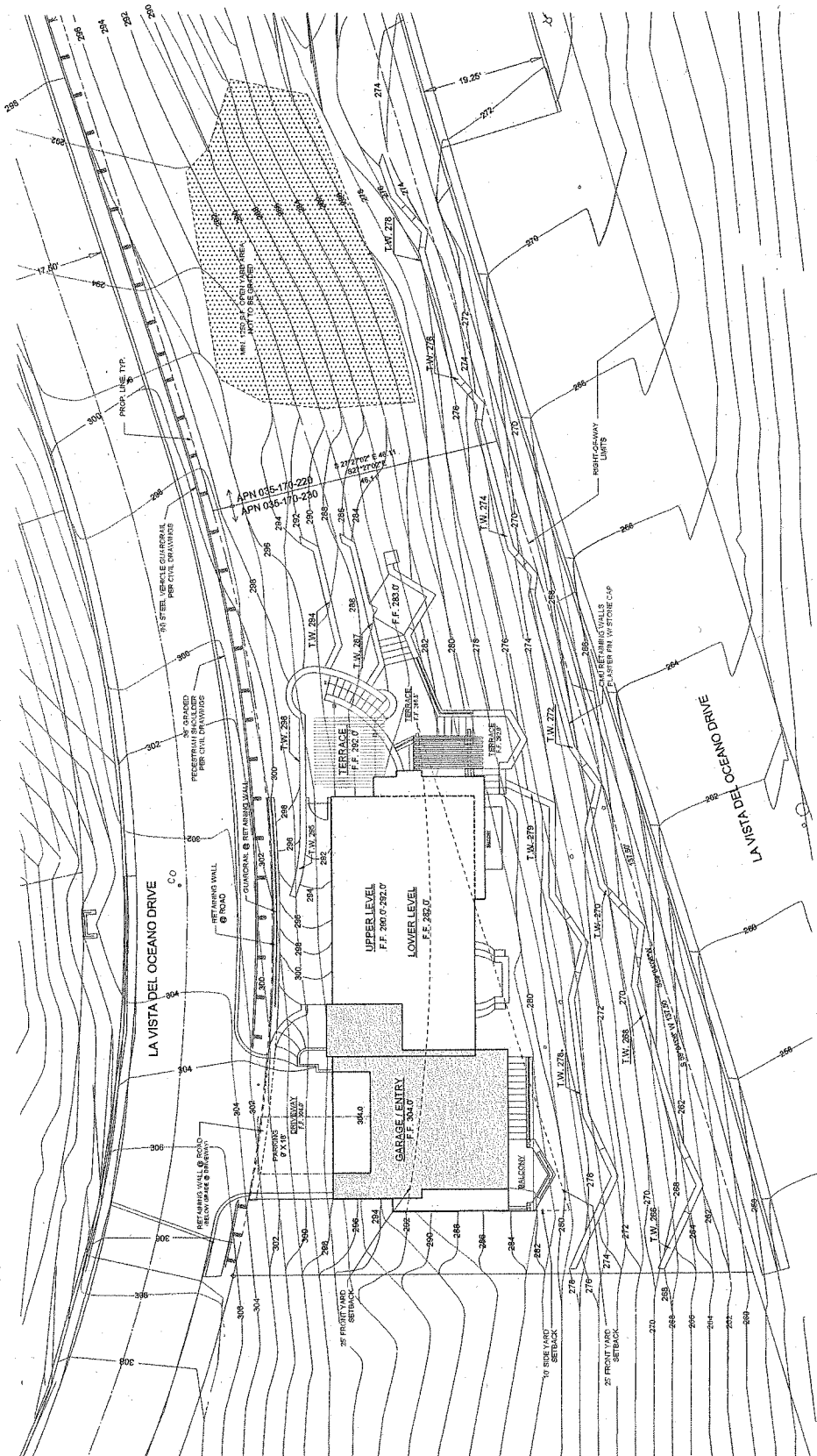
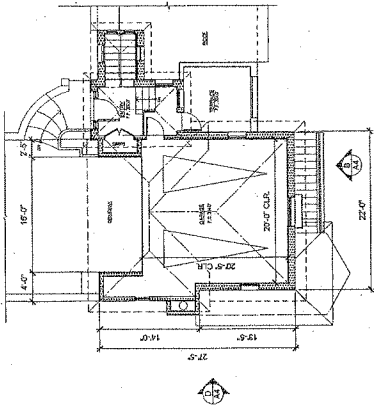


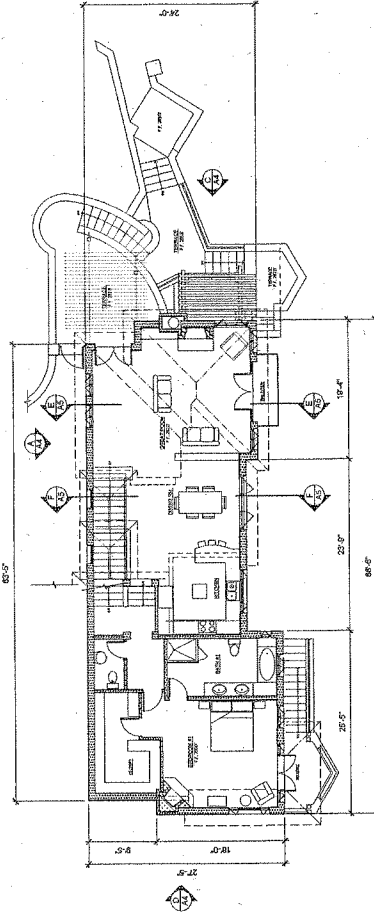
EXHIBIT B



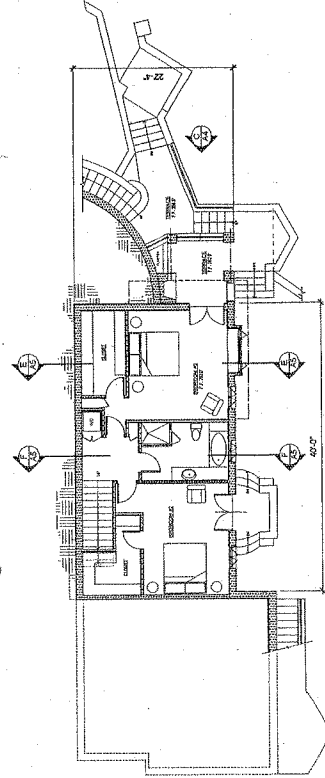
SITE PLAN SHOWING RETAINING WALLS
1/8" = 1'-0"



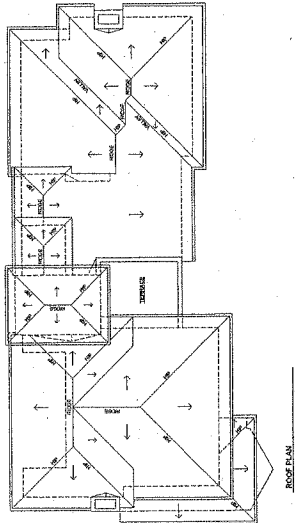
GARAGE / ENTRY LEVEL FLOOR PLAN



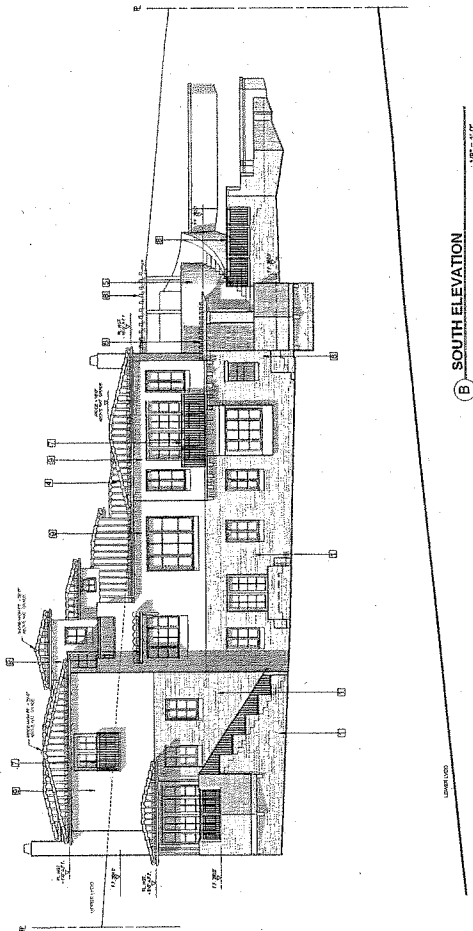
UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



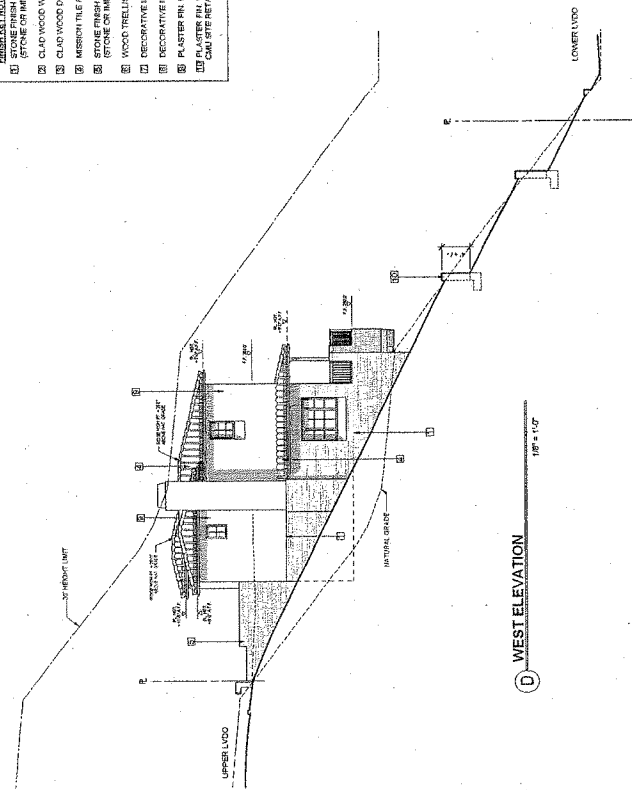
ROOF PLAN



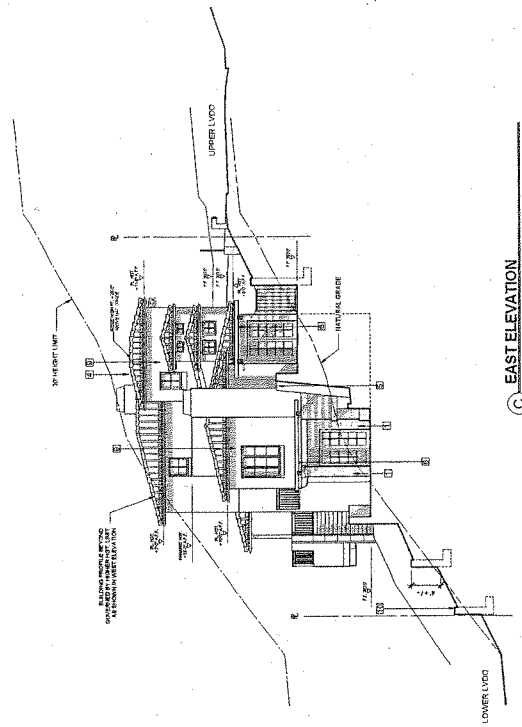
A NORTH ELEVATION

- FINISH LIST:**
- 1) STONE FINISH EXTERIOR WALLS
 - 2) STONE FINISH INTERIOR WALLS
 - 3) STONE FINISH ROOF
 - 4) CLAD WOOD WINDOWS
 - 5) CLAD WOOD DOORS
 - 6) MISSION TILE ROOF
 - 7) STONE FINISH & CLAD RETAINING WALLS (STONE ON NEW YORK STONE)
 - 8) WOOD TRILLS
 - 9) DECORATIVE IRON BALCONIES
 - 10) DECORATIVE IRON RAILINGS
 - 11) PLASTER FIN. EXTERIOR WALLS
 - 12) PLASTER FIN. W/ STONE CAP & CLAD RETAINING WALLS

B SOUTH ELEVATION



D WEST ELEVATION



C EAST ELEVATION

RYAN
HOFFER
architect

1575 La Vista del Océano
San Diego, CA 92109
Tel: 619.451.4000
Fax: 619.451.4001

1575 LA VISTA DEL OCEANO

BUILDING
SECTIONS

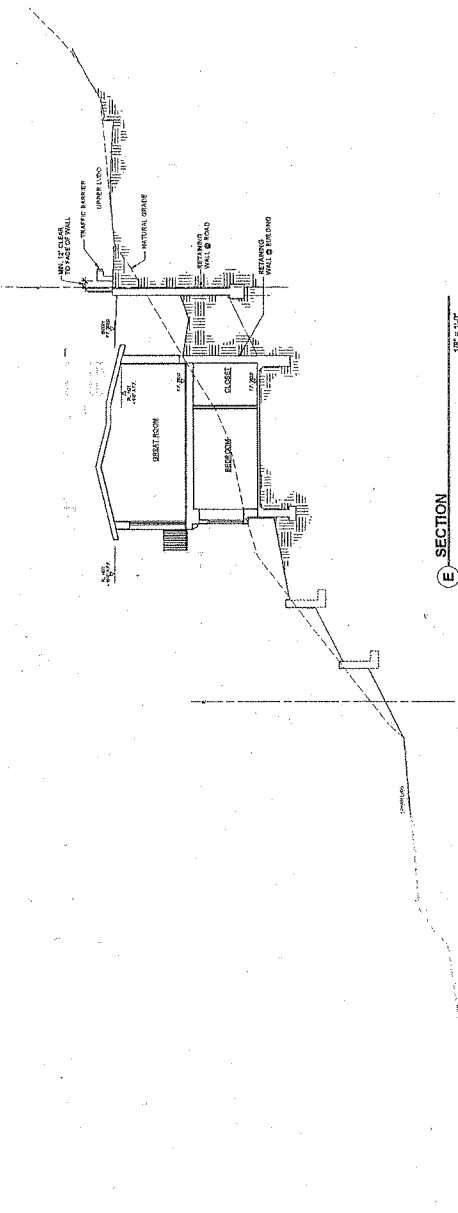
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PC: SUBMITTAL

SCALE: NOTED SCALE
X 3/4 REDUCTION

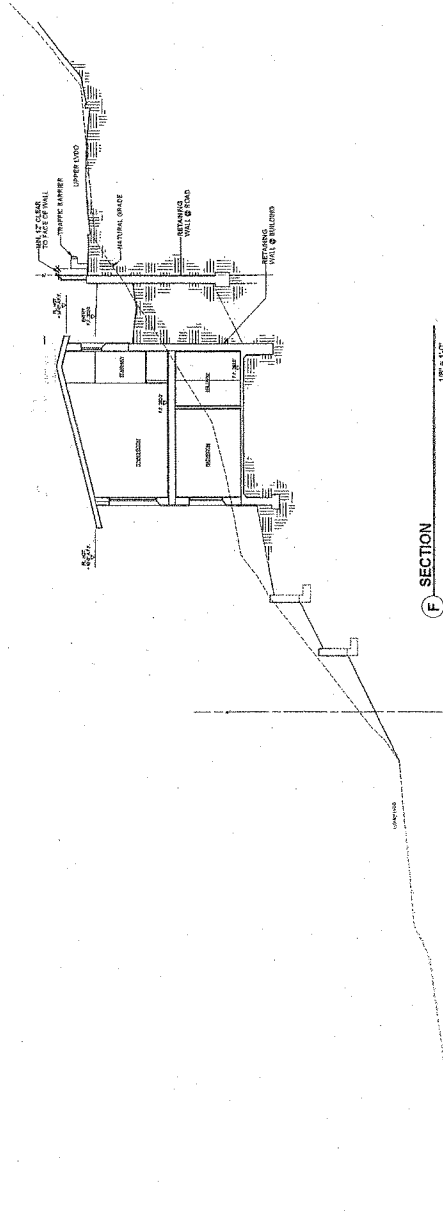
REVISIONS

ASB NO. 1575
SHEET:

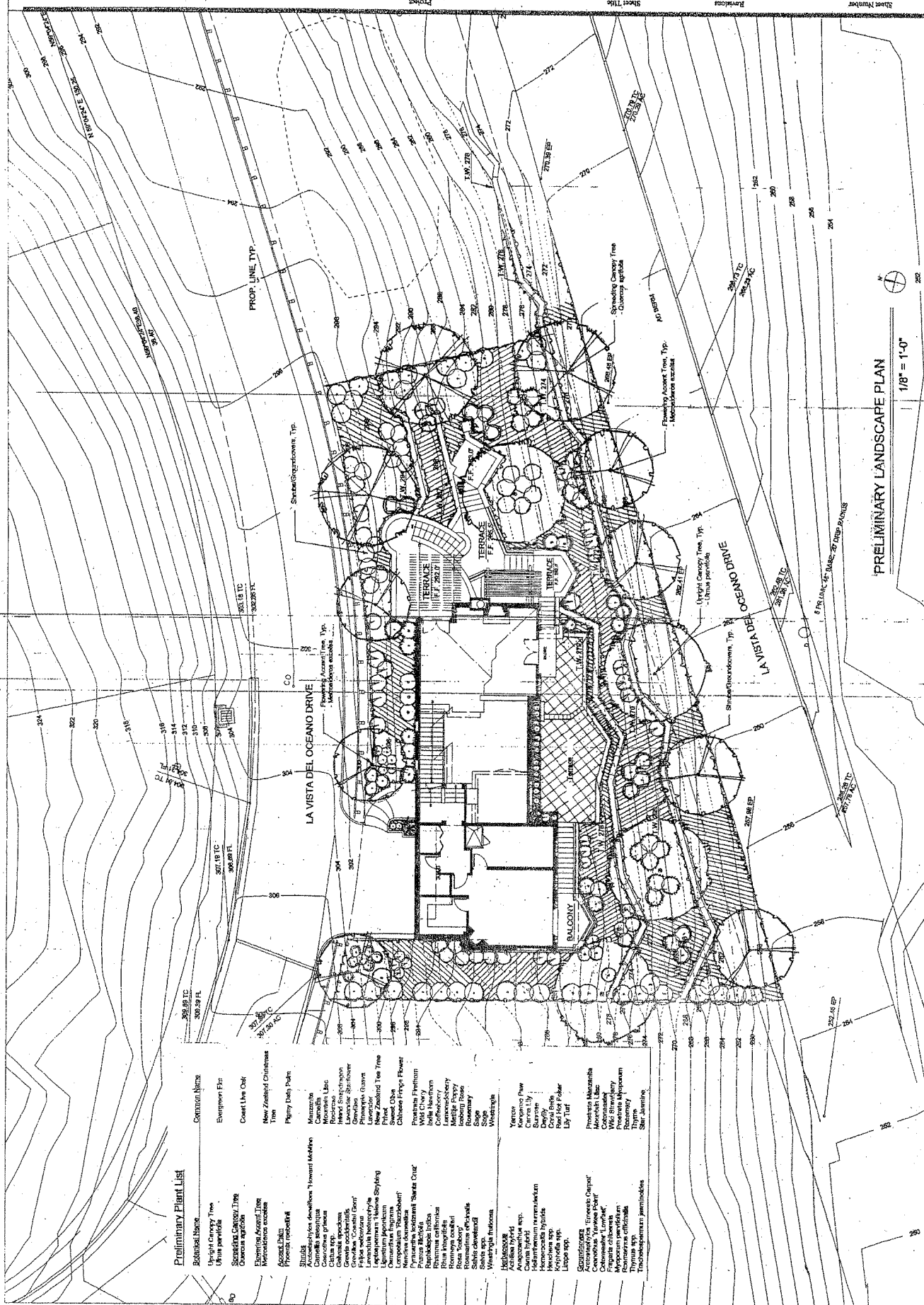
A5



E SECTION



F SECTION



BRIAN
HOFER
architect

3059 PASEO DEL REFUGIO, SANTA BARBARA CA 93105
PH 805.451.4828 FX 805.563.8915

November 10, 2006

Attn: Planning Commission
City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93102

Re: Schechter Residence

Dear Planning Commissioners:

The current submitted design for Gene Schechter's proposed residence at 1575 La Vista Del Oceano Road incorporates responses to concerns raised by the Planning Commission regarding a previous design submitted by a prior architect.

One of these concerns dealt with the vertical massing of the project on this somewhat steep slope. The previous scheme presented a 3-story structure, with garage / entrance on the top floor, and 2 additional floors below. Our current design lessens the vertical aspect with a revision to a 2 story, split-level organization. Half of the residence consists of the top floor garage/entrance with a master suite below. The other half, in a split-level arrangement, is comprised of common living areas above and two bedrooms with bathroom below. The overall effect of this revision is to compress the massing vertically, while somewhat elongating it in the horizontal direction. The long, narrow aspect of this and the neighboring parcel encourages this strategy of slight horizontal extension. While the new design extends slightly into the south setback yard at the southeast corner, the structure remains completely to the west of the point where the intersecting north and south setback lines meet, similar to the original design. The square footage of this new design is essentially the same as the previous one: the previous design's total area was 2715 square feet including garage, this new design's area is 2783 square feet including garage.

The current design also employs hipped roofs throughout, rather than the gable roofs of the previous scheme. These roofs typically have a more horizontal aspect to them, with the ridge line angled at the ends, and the end walls without the somewhat more vertical gable-roof profile. There has been an attempt to break these roof forms into smaller-scaled elements, with these reduced-mass pieces conforming more gently to the hillside topography and landscape.

Another expressed concern was regarding the quantity and appearance of site retaining walls in the previous design. We are continuing to explore methods to reduce the extent of such walls, both vertically and horizontally across the site. With Planning's conceptual approval of moving

guest parking from the parallel street arrangement previously shown to a perpendicular space adjacent to the proposed driveway, we will be able to eliminate the site walls necessary to accommodate this longer plateau at the street. Additionally, in response to a comment by ABR described below, we have eliminated one full layer of retaining walls by significantly lowering half of the building. It is our intent to further use any needed site walls as more deliberate landscape elements relating the house to surrounding gardens and landscape. We will avoid continuous serpentine forms extending unbroken horizontally, and facet them into smaller-scale geometries, with landscape elements incorporated to further minimize their visual impact.

Reviews by the ABR raised concerns regarding the project's conformance with the hillside's topography. They felt that the profile of the project, as presented primarily on the south elevation, needed to be further modulated to better relate to the landforms. A suggestion was made to lower half of the split-level on the east side by several feet. Our current proposal incorporates this revision: the east half of the building has been lowered by five feet, thereby creating a building form which follows the slope of the hillside, and lowers the overall height of the building in that area. This revision is also responsible for the previously-mentioned elimination of one layer of retaining walls.

Other ABR comments were addressed through appropriate revisions. The cantilever of the upper living area was greatly reduced, again to better conform to accepted hillside design parameters. We have reduced the apparent height of the balcony on the west side, in part by breaking up the mass of the lower supporting portion. Upon lowering the east portion of the building the opportunity arose to create a small roof terrace without adding any significant floor area or other modifications. Per the ABR's suggestion, we've incorporated an iron railing in the parapet that encloses this terrace. Other more "fine tuning" comments by the ABR have been incorporated in this current submittal, such as correcting the previous double-cantilever look of the southeast corner, and the massing of the chimney on the west elevation. Also, we have revised the pattern of wall materials to provide more variety and a better scale to the building. The stone is to be expressed as a horizontal zone on the lower half, while plaster walls will occur at the level above. We've also indicated that the site retaining walls will have more variety in their materials, with plaster wall surfaces and stone caps, again addressing comments to that effect by the ABR. The site walls will be earth tone in color to harmonize with the landscaped hillside. The vast majority of these walls are no more than approximately 4' high, with significant planting on the downhill side to further minimize their apparent height. Further development of the design has indicated that two short retaining walls on the west side of the structure can be eliminated. One short retaining wall on the east side has been added.

Through the DART review of the project, the Engineering Division determined that the proposed road improvement project for La Vista Del Oceano (under separate approval and permit) could not utilize the retaining wall proposed for the residence for support of the roadway. It was determined that an additional wall, to be ultimately within the city's purview, would be required in order to construct the residence tucked into the grade as designed. Through discussions and meetings with Engineering, we have arrived at a proposal that has met their conceptual approval. The current design includes an additional retaining wall adjacent to the road's right-of-way, which can be transferred to the city via granting of an easement once it has been constructed. The major portion of this wall is completely buried within the site; a small portion emerges on

the east side of the residence, and is not visible from the street. The tallest exposed portion of this wall is approximately 7', which is visible primarily from the residence itself. A recent ABR review of this proposal found that it had an insignificant architectural impact on the site. The review did suggest that a pedestrian guardrail would likely be required at a portion of the top of the wall. In discussion with Building and Safety, it was confirmed that such a guardrail would be required. This 42" high railing has been included in the current proposal, and has been designed per the ABR's recommendation as matching the decorative iron railings employed in the residence. Planting areas between the road's required vehicular guardrail and this proposed pedestrian guardrail have been included, again per ABR recommendations.

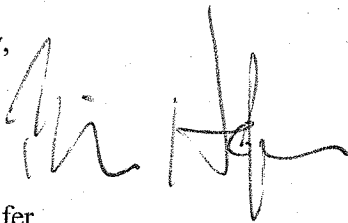
Our guiding intent has been to create a design that has a comfortable relationship to its site, while creating stronger links between indoor and outdoor spaces. We believe that this design approach enables the residence to better conform to the site's natural forms.

In consideration of our mitigation of concerns expressed by the Planning Commission, and responsiveness to comments issued in three ABR reviews, we request approval of the submitted discretionary applications:

- Modification to allow encroachment into north and south front yard setbacks as indicated.
- Modification to allow guest parking in north front yard setback.
- Modification to allow retaining walls higher than 3'-6" in north and south front yard setbacks, as well as a 42" high guardrail in the north front yard setback.
- Modification to allow waiver of 1250 SF open yard requirement for western parcel 035-170-230.
- Lot merger of APN 035-170-230 and 035-170-220

Thank you for your constructive review of our project. We continue to look forward to producing a project that will be an asset to the neighborhood, as well as satisfying any concerns expressed by the reviewing agencies.

Sincerely,



Brian Hofer

cc: Gene Schechter

NEW ITEM(S):

ACTUAL TIME: 2:57 P.M.

C. APPLICATION OF BOB GODA, AGENT FOR EUGENE & PATRICIA BUCCIARELLI, SIDNEY & PAMELA MACOFSKY, GENE SCHECTER, AND DAVID & JANE GEYER (PROPERTY OWNERS); 1568-1576 LA VISTA DEL OCEANO DRIVE, (035-180-085, -084, & -058 AND 035-170-023 & -022); E-1, ONE-FAMILY RESIDENCE ZONE; GENERAL PLAN DESIGNATION: RESIDENTIAL – 3 UNITS PER ACRE (MST1999-00714; MST99-00513; MST98-00706; MST2003-00652; AND MST1999-01043)

The project consists of five inter-related applications located at the end of the lower portion of La Vista del Oceano Drive which is currently unimproved and centrally located in that neighborhood. The affected project site totals approximately an acre and a half. There are new residences and associated improvements proposed at 1568, 1570, 1575, and 1576 La Vista del Oceano Dr. The associated improvements would require numerous walls and fences. The upper three lots (1568, 1570 and 1576 La Vista del Oceano Dr.) would be accessed from a private driveway that comes off of La Vista del Oceano Drive. The proposal includes raising the La Vista del Oceano Drive road bed a maximum of eight feet and completing the roadway to Ricardo Avenue in order to provide vehicular access to the lots. In order to raise the road bed, some grading will be required on neighboring parcels (1562 & 1564 La Vista del Oceano Dr.) that are not directly related to this project.

The following discretionary applications are required for the project:

1. 1568 La Vista del Oceano Drive (035-180-085/Bucciarelli - Banko)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
2. 1570 La Vista del Oceano Drive (035-180-084/Macofsky – Meaney)
 - (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
3. 1575 La Vista del Oceano Drive (035-170-023/Schechter – Gradin) & (035-170-022/Geyer)
 - (a) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).

- (b) A Modification to allow encroachment into the required front yard setback in the E-1 Zone (SBMC §28.15.060.1).
 - (c) A Modification to allow parking in the required front yard setback in the E-1 Zone (SBMC §28.15.060.1 and §28.90).
 - (d) A Modification to provide less than the required 1,250 square feet of open yard in the E-1 Zone (SBMC §28.15.060.3).
 - (e) Voluntary Lot Merger of APN 035-170-023 and 035-170-022.
4. 1576 La Vista del Oceano Drive (035-180-058/Geyer – Meaney)
- (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).
 - (c) A Modification to allow parking in the required interior yard setback in the E-1 Zone (SBMC §28.15.060.2 & §28.90).
5. La Vista del Oceano Drive Roadway including:
“Hairpin Lot” on La Vista del Oceano Drive (035-170-022/Geyer)
1564 La Vista del Oceano Drive (035-180-077 – D’Hoker/Enders)
1562 La Vista del Oceano Drive (035-180-078 - Converse)
- (a) Neighborhood Preservation Ordinance Compliance is required to allow grading in excess of 500 cubic yards (SBMC §22.68.070). The project site is located within the Hillside Design District.
 - (b) A Modification to allow fences, walls, and hedges within the required front yard setback and on either side of a driveway to exceed 3-½' in height in the E-1 Zone (SBMC §28.87.170).

The Planning Commission will also consider approval of the Mitigated Negative Declaration prepared for the project pursuant to the California Environmental Quality Act Guidelines Section 15074.

Case Planner: Marisela Salinas

Email: msalinas@santabarbaraca.gov

Marisela Salinas, Associate Planner, gave the Staff presentation.

Commissioner Jacobs returned at 3:00 p.m. and took her seat at the dais.

David Geyer, Property Owner, gave a presentation of the project.

Bob Goda, Agent, Penfield & Smith, gave a presentation of the project.

The Public Hearing opened at 3:11 p.m.

The following person spoke against the 1575 La Vista del Oceano Drive portion of the project:
Steven Rogers

The Public Hearing closed at 3:24 p.m.

Kirk Gradin, Architect, presented a composite site plan for 1575 La Vista del Oceano Drive and showed various options that were considered for the site.

Commissioners' Questions and Comments:

1. Asked about the traffic study done by Penfield & Smith and the methodology used in the conclusion.
2. Asked for input from Christine Pierron, Chair, Architectural Board of Review (ABR), about the Board's conclusions regarding the project.
3. Stated that this project is in the High-Fire Area and asked what the distinctions were from other areas in the High Fire Area. Asked if the Fire Department accepts the sixteen-foot road, that the residents would use in the event an evacuation was necessary.
4. Asked if solutions were considered that maintained La Vista del Oceano Drive as a dead end. Asked if the Transportation Division considered making the street a one-way street.
5. Asked where the pedestrian path begins and ends. Asked if there is potential to create pockets for pedestrian safety. There should be a stronger pedestrian element for the safety of the pedestrians. Commissioners asked for additional pedestrian amenities to better define the pedestrian pathway and provide more safety.
6. Asked if a sidewalk or pedestrian path could be created across 1575 La Vista del Oceano Drive.
7. Asked if there is flexibility in reducing the size, bulk and scale of each home. Commissioners discussed ways to reduce the size. Commissioners recognized the challenges of the sites.
8. Commissioners felt that the Alta Mesa neighborhood has been one of the most difficult areas to develop. As a whole, they feel that the homes in the area have become too large. Expressed concern about the view of the houses from the south.
9. Landscape is an important component for this project. Would like to see the use of canopy and skyline trees wherever possible to help mitigate the massing further.
10. Commissioners commended the owners' persistence, patience and creativity in pursuing the project.
11. Stated that Ricardo Avenue was not far away from the parking, and asked what the linear distance was from 1575 La Vista del Oceano Drive.
12. Asked ABR Chairperson Pierron if the ABR had suggested that the applicant for 1575 La Vista del Oceano Drive study an alternate design with the garage at the bottom of the site

rather than as proposed. Commissioners preferred a solution that lowered the house on the site and minimized the massing and use of retaining walls.

13. Commissioners supported relocating the guest parking space to the driveway of the proposed garage for 1575 La Vista del Oceano Drive.
14. Commissioners considered conditions that would empower the building inspectors to require additional monitoring and mitigations during forecasts of heavy precipitation.
15. Deferred to the Architectural Board of Review to use their discretion as to the sandstone material or other similar material that would be appropriate for the retaining walls.

Stacey Wilson, Assistant Transportation Planner, explained the methodology used in the traffic study as the preparer of the report described it to her. The conclusions are based on extremely conservative figures, assuming the maximum amount of traffic that would use the road. She stated that the only viable roadway solution was a through-street, due to site constraints. She noted that initially the Planning Commission directed that no sidewalk facilities be provided to minimize the height of the walls. Relating to concerns about the speed of traffic, the Transportation Division believes that the design of the road is traffic calming.

Joe Poire, Fire Inspector III, explained how the Fire Department evaluates waivers and the distinctions in the various neighborhoods located in High Fire Areas. A waiver was granted in this particular case because completing the roadway connection provided a greater benefit for emergency access. He noted that the property in the Coastal High Fire Area, which is less hazardous than the Extreme High Fire Area in the foothills.

Christine Pierron, Architectural Board of Review (ABR) Chairperson, stated that the ABR members are concerned with the guest parking space for 1575 La Vista del Oceano Drive due to the height of the retaining walls. The Board would support either eliminating the guest space or placing it in the driveway, in front of the proposed garage. She stated that sandstone cladding of the retaining walls is important. Overall, the ABR is satisfied with the size, bulk, and scale of the project; however, the Board would like to see the skyline trees maximized.

MOTION: Jacobs/Myers

Assigned Resolution No. 063-05

Approve the projects at 1568, 1570 and 1576 La Vista del Oceano Drive, and the La Vista del Oceano Drive roadway improvements, adopting the Mitigated Negative Declaration and environmental findings, and making the Neighborhood Preservation Ordinance and Modification Findings as outlined in the Staff Report, with amended conditions:

1. Add Condition B.5: The Property Owners, Architectural Board of Review and Fire Department shall increase the landscaping to break up the mass of the buildings when viewed from below; including the use of canopy trees, while remaining consistent with the high-fire guidelines.
2. Add Condition B.6: Provide differentiated pavement or other clear pedestrian access from the three upper houses to La Vista del Oceano Drive.
3. Add Condition B.7: The Property Owners shall, to the extent feasible, as determined by Community Development and Public Works directors, consider solutions for differentiated pedestrian paving along La Vista del Oceano Drive and potential pedestrian refuges and appropriate locations while minimizing retaining walls, although a low retaining wall and

some pedestrian access could be considered, including decomposed granite or similar materials on the pedestrian shoulders.

4. Add Condition F.7.p: The Building and Safety Division shall have discretion to require additional erosion control and water quality measures when substantial rainfall is forecast.
5. Add Condition F.7.q: Pre- and post-storm monitoring shall be carried out to determine that silt conveyance is minimal. If, after monitoring, in the opinion of the Building Official, the soil is, or will become, saturated, monitoring will be increased.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Comments to the Motion:

Commissioner White stated that the three upper residences are larger than what he would normally approve, but that he is honoring the discretion of Architectural Board of Review.

Ms. Hubbell noted that all the conditions for 1568, 1570 and 1576 La Vista del Oceano Drive would also apply to 1575 La Vista del Oceano Drive with the addition of relocation of the guest parking to the driveway if that project is also approved.

MOTION: Jacobs/White Continued 1575 La Vista del Oceano Drive indefinitely with the following comments to the Architectural Board of Review: 1) guest parking shall be relocated to the driveway for the garage; 2) minimize the amount and overall height of the retaining walls; 3) reduce the overall height, mass, bulk and scale of the building; 4) restudy the vehicular and pedestrian access surrounding the property; 5) consider a lower floor area ratio given the steeper slope of this lot compared to the others; and 6) the Commission will consider modifications along the lower part of La Vista del Oceano rather than modifications along the upper part of the site, as it brings the house down the hill and is less obvious on the hillside.

This motion carried by the following vote:

Ayes: 6 Noes: 1 (Myers) Abstain: 0 Absent: 0

Comments to the Motion:

Commissioner Myers commented that he disagrees with the rest of the Commission. He felt that the north elevation is satisfactory and the house is in the best location with the exception of the pedestrian access to the lower part of property.

MOTION: Jacobs/Mahan

Add Condition B.8 to the approval of 1568, 1570 and 1570 La Vista del Oceano Drive and the related roadway improvements: All retaining walls visible to the public shall be faced with sandstone or similar appearance as acceptable to the Architectural Board of Review.

This motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

Chair Maguire announced the ten calendar day appeal period.



DESIGN REVIEW ACTIVITIES SUMMARY

1575 LA VISTA DEL OCEANO DR

MST2003-00652

R-NEW HOUSE

This is a revised project. Proposal to construct a 2,626 square foot, three-story residence with attached 467 square foot, two-car garage on a 7,282 square foot vacant parcel in the Hillside Design District. There is to be 368 cubic yards of grading. Modifications are requested for encroachment into required front yard setbacks, to allow guest parking in the front yard setback and reduced open yard and to allow overheight retaining walls. The proposal includes the merger of two lots, APN 035-170-023 and APN 035-170-022.

Status: Pending

DISP

Date 3

ABR-Concept Review (Continued)

RECD

Submitting revised plans per Planning Commission recommendations. Proposal for a new single-family residence on vacant lot with two bedrooms, two bathrooms, one half bath and attached two-car garage.

ABR-Concept Review (New)

CONT

09/29/03

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(5:04)

Bob Goda, Project Planner; Kevin Corners, Engineer; and Kelly Smith, Civil Engineer, present.

Staff Comments: Jaime Limón, Design Review Supervisor, responding to Mr. Six's question regarding the scope of this review, stated that the applicant would like the Board to comment on this additional proposed component of the original three-lot proposal. The Board's comments will be referred to the Planning Commission when they review the entire project, which involves grading exceeding 500 cubic yards.

Suzanne Johnston, Planning Technician I, stated that the proposal for three houses and a road is scheduled to be reviewed next week and will include this component.

Public comment opened at 5:13 p.m.

Ilan Levi, 1616 La Vista Del Oceano, was concerned about the elevation of the current road level, fill exceeding the cut, conformance of the grading to the Hillside Design guidelines, size and height of the three-story house, and neighborhood compatibility.

Matthew Edwards, 1725 High Mountain Road, Arroyo Grande, was concerned about steepness of the lot, build-ability of the lot, size of the building envelope, location of the proposed residence, verticality of the architectural design, access from the upper road, height of the retaining walls, elevation drawings, proximity to adjacent parcel.

Public comment closed at 5:21 p.m.

Motion: Continued one week with the following comments: 1) Make the architectural drawings accurate to the revised grading proposal. 2) Show the elevations without the trees to better evaluate the elevations. 3) Staff is to provide information about a possible variance for the setback from the street to the garage.

Action: Six/Christoff, 6/0/0. Gradin stepped down.

ABR-Concept Review (Continued)**APVD****10/13/03**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Items 8 through 12 were simultaneously reviewed.)

(6:30)

Bob Goda, agent; Tom Meaney, Architect; Kevin Connors, Engineer; and David Geyer, owner, present.

Staff Comment: Marisela Salinas, Associate Planner, noted that copies of the following documents were submitted to the Board: a letter from a neighbor, summary from the applicant describing the statistics for the individual projects, case summaries of the ABR reviews for the five projects at La Vista Del Oceano Drive, and minutes of the Planning Commission conceptual review of March 8, 2001. Staff would like the Board to comment on the roadway related to the Agenda Items Nos. 8 through 12. The focus of this review is primarily on the roadway and the residences will be reviewed after the concept of the roadway design is found to be acceptable. Ms. Salinas gave a summary of the Planning Commissions comments.

Public comment was opened at 6:49 p.m.

A letter from Jody Enders and Eric D'Hoker, 1564 La Vista del Oceano, was read into the record, noting that they were concerned about the proposed retaining walls, impacts on their property, drainage, and loss of the Oleander trees.

Ilan Levi, 1616 La Vista Del Oceano, was concerned about the effectiveness of the review process and elevation of the roadway. Mr. Levi submitted a summary of the projects' history, excerpts from the minutes, and an overview of the actions related to the La Vista Del Oceano Road Extension project.

Matt Edwards, 1585 La Vista Del Oceano Drive, was concerned about the building, driveway and road designs as presented.

Donald O'Dowd, 1550 La Vista Del Oceano, was concerned about the proposed road elevation and retaining wall, which will block the view of the countryside and residences located directly above his property, and road safety issues.

Public comment was closed at 7:03 p.m.

Motion: Continued two weeks with the following comments: 1) Board members expressed concerns related to the placement of the homes, pavement and height of the roadway. 2) Staff is to review the previous, conceptual plans and review the minutes to clarify the Planning Commission's direction, determine whether the finished floors have been changed, discuss options on how to relieve the hillside with respect to the road design, and determine whether guardrails will be required along portions of the roadway. 3) The presence of at least one of the Planning Commissioner is required at the next review to provide some insights on the projects. 4) The retaining walls and guardrails when finalized must be of a high quality, i.e., use sandstone and be similar to the old walls found in the Riviera area. 5) Provide site sections of all the properties and roadways to get a better understanding of what will happen to the existing grading.

Action: Gross/Six, 6/0/0.

ABR-Concept Review (Continued)**CONT****10/27/03**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, (NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(Item Nos. 1 through 5 were reviewed concurrently in relation to the La Vista Del Oceano Road Extension project.)

(3:26)

Bob Goda, agent; Tom Meaney, Architect; Kevin Connors, Penfield Smith Engineer; David Geyer, owner; Russ Banko, Designer; and David Black, Landscape Architect, present.

Staff comment: Marisela Salinas, Associate Planner, stated that the focus of the concept review at Planning Commission was primarily on the access way, driveways and roadways, and less attention was given to the proposed residences. An expanded version of the minutes of the last Planning Commission hearing and a list of additional comments were provided to the Board. The applicant will add guardrails based on standard criteria from Public Works Engineering, as was requested by the Board. Staff was not able to confirm the finished grades.

Public comment opened at 4:00 p.m.

John Converse, 1562 La Vista Del Oceano Road, was concerned about the increase of run-off, inadequate drainage and road elevation.

Matthew Edwards, 1725 Hi Mountain Road, Arroyo Grande, was concerned about the proposed road elevation. He showed the Board a conceptual plan with individual driveways for each lot.

Donald O'Dowd, 1550 La Vista Del Oceano Road, was concerned about the height and aesthetics of the retaining walls on the south side of the road, private views, lack of storm sewers, and rain run-off and silt built-up.

Edward Tebo, 1604 La Vista Del Oceano Road, was concerned about the road extension with respect of its layout, encroachment on the property at 1564 La Vista Del Oceano Road, elevation, safety and drainage.

A letter from Jody Enders and Eric D'Hoker, 1564 La Vista Del Oceano Road, was read into the record, noting that they were concerned about the road elevation in front of their property, other proposed road alterations, and impact to the existing hillside.

Public comment closed at 4:24 p.m.

Liaison comment: Barbara Chen Lowenthal, Planning Commissioner, stated that the Planning Commission felt that there was too much grading at the rear of the properties and would disapprove of a grading increase as is currently proposed for two of the properties. She clarified that the Planning Commission would not accept white walls for the Rogers Tract project and has asked the applicant to provide high quality walls. There was a concern about the appropriateness of the size of the residences, including the garages, in relation to the size of the lots, amount of grading that would have to occur, and appearance of the end result after the development of the hillside. The applicant was encouraged to look at the aesthetics of the Riviera. The Planning Commission thought that the large white colored houses on the side of the hill were inappropriate for this project.

Motion: Continued indefinitely with the following comments: 1) There appears to be too much grading overall on the site. 2) Study bringing down the finished floors, especially of the garages of the structures, as much as possible. 3) Make the civil structures, especially the layouts and heights of the retaining walls, feel more organic. 4) The Board will expect a high quality of materials for the retaining walls. 5) The applicant was encouraged to provide areas where significant landscaping could be introduced. 6) Some Board members were concerned that the proposed trees would be extensively pruned through the duration of the project.

Action: Six/Gross, 8/0/0.

(5:12)

Graig Griffen, Architect; Bob Goda, agent; and Gene Schecter, owner, present.

Public comment opened at 5:21 p.m.

Matthew Edwards, 1225 Hi Mountain Road, Arroyo Grande, was concerned about the necessity for the retaining walls, accuracy of the grading lines, height of the residence, proposed square footage, steepness of the lot, and location of access way.

Public comment closed at 5:24 p.m.

Staff comment: Marisela Salinas, Associate Planner, noted that Staff could not support the previously requested modifications. Staff has not been able to review the new submitted plans and does not know at this time, whether the requested modifications are supportable or not.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) After studying several proposals, the Board believes that the current concept of the residence, presented with the parking approach coming from above, is the best

one, because it takes advantage of the contours of the site. 2) A parking approach from a lower area would battle very steep contours. 3) The Board supports the modifications requested for the front yard, given the hardship of two, back-to-back, front yards on the property. 4) The Board would be looking at further refinements for the architecture, i.e., the reduction of the overall mass, bulk and scale, especially the three-story facade on the south elevation. 5) It was suggested to restudy minimizing the plate heights of the garage and two under stories. 6) The site walls within the public view should be consistent and all be made of stone. 7) The Board recognizes that the double, stepped retaining walls at the lower part of the property are to create flatter areas, which will improve the possibility of significant vegetation. 8) Include significant vegetation on the landscape plan.

Action: Six/LeCron, 8/0/0.

ABR-Concept Review (Continued)**CONT****02/07/05**

(Twelfth Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, (NEIGHBORHOOD PRESERVATION ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

5:00

Bob Goda, agent; Kirk Gradin, Architect; David Black, Landscape Architect; Gene Schechter, Owner, present.

Motion: Continued three weeks with the following comments: 1) The Board is concerned with the significant retaining walls required for the guest parking. 2) Restudy alternate solutions with the Transportation Staff to eliminate or reduce the amount of required walls. The Board requests Transportation Staff's presence at the next meeting. 3) The Board finds the size, bulk and scale acceptable, with the understanding that the fixed elevation of the finished garage floor is driving the plate heights below. Study opportunities to reduce the garage height and a reduction of the finished floors to help reduce the apparent down slope mass of the house. 4) Study ways to introduce pockets of landscaping and trees in the patio. 5) The Board does not support the bridge for the driveway, but would rather see a stone base to help ground the architecture. 6) The Board has no concerns with the added square footage under the driveway since it does not increase the visual mass of the project.

Action: LeCron/Bartlett, 6/0/0.

ABR-Concept Review (Continued)**CONT****02/28/05**

(4:41)

Bob Goda, Agent; Gene Schechter, Owner; David Geyer, Owner; David Black, Landscape Architect; Kirk Gradin, Architect, and Marisela Salinas, Case Planner, present.

Public comment opened at 4:53p.m.

Matt Edwards stated that the parcel is very narrow and that if the house could drop into the hill as much as possible there would not be a visual impact, as entry is from the highest point of the parcel. He also stated that the project has quite a few modification requests. Mr. Edwards suggested that a model of the project be presented.

Public comment closed at 4:55p.m.

Motion: Continued indefinitely to Planning Commission with the following comments: 1) The size, bulk and scale is acceptable. 2) The elevation of the garage is driving the plate heights below, however, the applicant has studied mechanisms for reducing the down hill mass. 3) The third story plate height mass has been mitigated. 4) The Board would like to see the guest parking along La Vista Del Oceano Drive eliminated. The added walls and built environment (required for the guest parking space) is not justified for the use. This is a dedicated space to 1575 La Vista Del Oceano which already has a defacto guest parking space in the required 20' driveway. The Board prefers this arrangement. 5) The Board understands that the landscaping will include as many significant canopy and skyline trees as allowed by the Fire Department, organized in a manner so as not to obstruct neighboring views. 6) It is understood that the additional square footage under the driveway, which was not yet presented and has no aesthetic impact and will be added to the documentation. 7) The applicant is to verify the accuracy of the drawings.

Action: LeCron/Bartlett, 5/0/0.

ABR-Consent (Continued)**CONT****06/06/05**

(Review of a minor change to the garage elevation.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION

ORDINANCE COMPLIANCE, AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

Continued indefinitely to the Planning Commission with the comment that the changes as presented are acceptable and minimizes the paving and adds more dimension of layer to the architecture.

ABR-Concept Review (Continued)**CONT****02/27/06**

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(5:50)

Gene Schecter, Owner; David Geyer, Adjacent Owner, Brian Hofer, Architect, and Marisela G. Salinas, Associate Planner for the City of Santa Barbara, present.

Ms. Salinas read the Planning Commission's comments for this project from October 6, 2005 into the record as general information for the Board, which are on file for public viewing.

Motion: Continued indefinitely with the following comments: 1) The reduction of the house from a three-story residence to a two-story split level residence is appreciated by the Board. 2) There exists an opportunity for the applicant to create a split between the two wings of the residence and nestle the eastern wing closer into the natural grade. 3) The applicant shall not extend the easternmost retaining walls in the site work to read as part of the architecture. 4) Instead of the proposed tall vertical faces or cantilevers, the taller elements of the structure should "step back" to conform to the Hillside Design Guidelines. 5) Use of the same materials in the site walls and residence results in a larger and massive appearance in the architecture. Therefore, the site walls should be naturalized and minimized in height to not read as part of the architecture, especially in areas where solid guard rail conditions have been created. 6) Reduce the plate height on the garage wing, especially on the south elevation, and significantly step-down the east wing finished floors to help diminish the eave lines as viewed from the down slope. 7) The elimination of the street guest parking is appreciated by the Board. 8) The site design and integration of the site walls and other landscape features are appreciated, but should be more in conjunction with the approved landscape plan presented with the street improvements. 9) The proposed chimney element on the east elevation above the glass French door component is awkward and unacceptable, and needs restudy. 10) Site section diagrams showing the existing topography and how the residence relates to the hillside are requested when the applicant returns.

Action: LeCron/Wienke, 7/0/1, (Sherry abstained).

* THE BOARD RECESSED FROM 6:30 P.M. UNTIL 6:59 P.M. *

ABR-Concept Review (Continued)**CONT****04/10/06**

(Second Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

(5:04)

Gene Schecter, Owner; David Geyer, Adjacent Owner, Brian Hofer, Architect, and Marisela G. Salinas, Associate Planner for the City of Santa Barbara, present.

Ms. Salinas responded to some questions from the Board on stability issues regarding the retaining wall.

Motion: Continued indefinitely to the Planning Commission with the following comments: (part of previous comments #5 carried forward*) 1) The Board appreciates the revision to the split level design concept to nestle the house into the steep hillside site 2) The Board supports the use of the stone base to minimize the apparent height of the architecture, especially on the down slope, and to anchor the architecture into the hillside. 3) The site walls, as expressed on the south down slope, need further study with less regularity in their geometry and should be naturalized and minimized in height to not read as part of the architecture,* yet maintain their stability as determined by the project engineers 4) The angled motif of the site walls is acceptable, but the Board would like a less linear layout. 5) With regard to the architecture, the massing and stepping of walls with the hillside is acceptable. 6) The Board would like to see relief in south facing parapet at the upper level entry balcony. 7) Restudy the master bedroom deck height and supporting walls that come down to the grade. 8) Further simplify the proposed double cantilever of the greatroom, especially the corner as perceived from below.

9) The north street elevation steps nicely with the hillside, but the Board would like further simplification of the small entry tower. 10) Restudy the materiality of chimney on west elevation to continue in stone or other motif. 11) Enhance detailing with planking or other hardware accessories to upgrade the quality on the garage door.
Action: Weinke/Mudge, 6/0/0.

ABR-Concept Review (Continued)**CONT****07/24/06**

(Review of the Landscape Plan is requested.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL FOR MODIFICATIONS.)

(7:48)

Present: David Black, Landscape Architect; Dave Geyer, Road Improvement Manager; Gene Schecter, Owner; Brian Hofer, Architect.

Motion: Continued indefinitely to Planning Commission, and return Full Board with the following comments: 1) The Board appreciates the landscape plan and the integration through the use of Oak Trees with the adjacent lot. 2) The Board appreciates the tall see through trees on the south side of the building to buffer the architecture. 3) Provide vines on the south side of the structure to relieve the verticality. 4) Extend the landscape beyond the property line to the back of the guard rail on the north side. 5) Some board members would prefer retaining walls made of stone throughout; and prefers no cap on top of a plaster wall as that might appear too aesthetically urban. 6) Study providing access from the downstairs bedroom to the terrace.

Action: Mudge/LeCron, 7/0/0.

ABR-Concept Review (Continued)**CONT****09/18/06**

(Third Concept Review.)

(COMMENTS ONLY; PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT AND PLANNING COMMISSION APPROVAL.)

Present: Brian Hofer, Architect; Marisela Salinas, Associate Planner, City of Santa Barbara was available to answer questions and provide clarification.

Motion: Continued indefinitely to the Planning Commission with the following comments: 1) The Board understands that the proposed wall to support the La Vista Del Oceano Drive street improvement is only to be built should the residence be constructed. 2) The Board finds that the majority of the wall will be hidden from view of neighboring residents. 3) Wall material is to have a Sandstone facing. 4) Study adding a pedestrian style railing at the top of the wall similar to the railing proposed for the residence. 5) Landscape is to be planted which will cascade over the wall. 6) One Board member is uncomfortable with the proposed wall given the amount of wall already incorporated into the project. 7) Investigate with Transportation Division whether the vehicular guardrail can be eliminated.

Action: Wienke/Mudge, 6/0/0. Blakeley, Sherry absent.



CITY OF SANTA BARBARA

**ADDENDUM MST2003-00652
TO MITIGATED NEGATIVE DECLARATION
(SCH#2005051106)**

**FOR 1575 LA VISTA DEL OCEANO DRIVE
RESIDENTIAL PROJECT**

December 12, 2006

This Addendum is prepared in accordance with State CEQA Guidelines Section 15164, which provides that an addendum to an adopted negative declaration may be prepared if only minor changes or additions are necessary to make the prior document adequate for the current project.

PRIOR ENVIRONMENTAL DOCUMENT

A Mitigated Negative Declaration (MND) [SCH#2005051106] was prepared for the completion of the La Vista del Oceano Drive roadway and for four new residences and associated improvements at 1568 La Vista del Oceano Dr. (035-180-085); 1570 La Vista del Oceano Dr. (035-180-084); 1575 La Vista del Oceano Dr. (035-170-023 & -022); and 1576 La Vista del Oceano Dr. (035-180-058). The MND concluded that, with application of identified mitigation measures, no significant effects on the environment would result from the project. The Draft MND was circulated for public review and comment, and the Final MND was adopted by the Planning Commission on October 6, 2005. Mitigation measures to reduce potentially significant impacts associated with geophysical conditions, hazards, noise (short term), and water environment were incorporated into the project as conditions of approval. Recommended standard mitigation measures were also applied as conditions to minimize adverse but not significant impacts associated with aesthetics, air quality, biological resources, cultural resources, hazards, noise, population and housing, public services, recreation, transportation/circulation, and water environment issues.

The completion of the roadway and three out of the four residences were approved by the Planning Commission on October 6, 2005. The development on 1575 La Vista del Oceano Drive was continued indefinitely for further restudy.

CURRENT PROJECT DESCRIPTION

The applicant submitted an application for a revised project for the development at 1575 La Vista del Oceano Drive. The current project consists of the construction of a new residence (approximately 2,782 sq. ft. net and 3,205 sq. ft. gross) at 1575 La Vista del Oceano Drive. The lot would be accessed from the northern portion of the lot off of La Vista del Oceano Drive. Due to topographical site constraints, numerous retaining walls (which vary in height) will be required for this project. The tallest retaining wall would reach approximately 13 feet in height including a 3½-foot guard rail on top of it at its highest point. However, most of the retaining walls would be approximately four feet in height. Additionally, guard rails/fences will be required in certain areas for safety purposes. The proposal involves the merger of two vacant parcels (035-170 and 035-170-022). In terms of grading, approximately 255 cu. yds. of cut and 93 cu. yds. of fill are proposed under the main building footprint. Outside of the main building footprint, approximately 157 cu. yds. of combined cut and fill are expected.

CHANGES IN ENVIRONMENTAL CIRCUMSTANCES

There have been no substantial changes in existing environmental conditions since preparation of the Mitigated Negative Declaration SCH#2005051106.

PROJECT IMPACTS AND MITIGATIONS

The revised project continues to provide for a minor scale of residential development within an existing urbanized neighborhood. The project was redesigned to reduce the verticality of the building mass. The overall building square footage and necessary grading do not significantly change from the prior design as shown in the tables below. Mitigation measures identified in the Mitigated Negative Declaration would continue to apply to the revised project as conditions of approval, such that no significant impacts would result.

	PRIOR PROJECT	CURRENT REDESIGNED PROJECT
Parcel Number	035-170-023 & -022*	035-170-023 & -022*
Slope:	50%	50%
Lot Area:	14,032 sq. ft.*	14,032 sq. ft.*
F.A.R.	0.20*	0.20*
Unit Size (Net)	2,828 sq. ft.	2,783 sq. ft.
Living Area	2,392 sq. ft.	2,341 sq. ft.
Garage	436 sq. ft.	442 sq. ft.

*This takes into account the merging of parcels 035-170-023 and 035-170-022

PROPOSAL	GRADING OUTSIDE FOOTPRINT		GRADING UNDER FOOTPRINT		TOTAL GRADING (CU. YD.)
	CUT (CU. YD.)	FILL (CU. YD.)	CUT (CU. YD.)	FILL (CU. YD.)	
PRIOR PROJECT	303	149	128	0	580
CURRENT REDESIGNED PROJECT	63	94	255	93	505

CEQA FINDING

Based on the above review of the project, in accordance with State CEQA Guidelines Section 15612, no Subsequent Negative Declaration or Environmental Impact Report is required for the current project, because new information and changes in project description, circumstances, impacts and mitigations are not substantial and do not involve new significant impacts or a substantial increase in the severity of previously identified impacts.

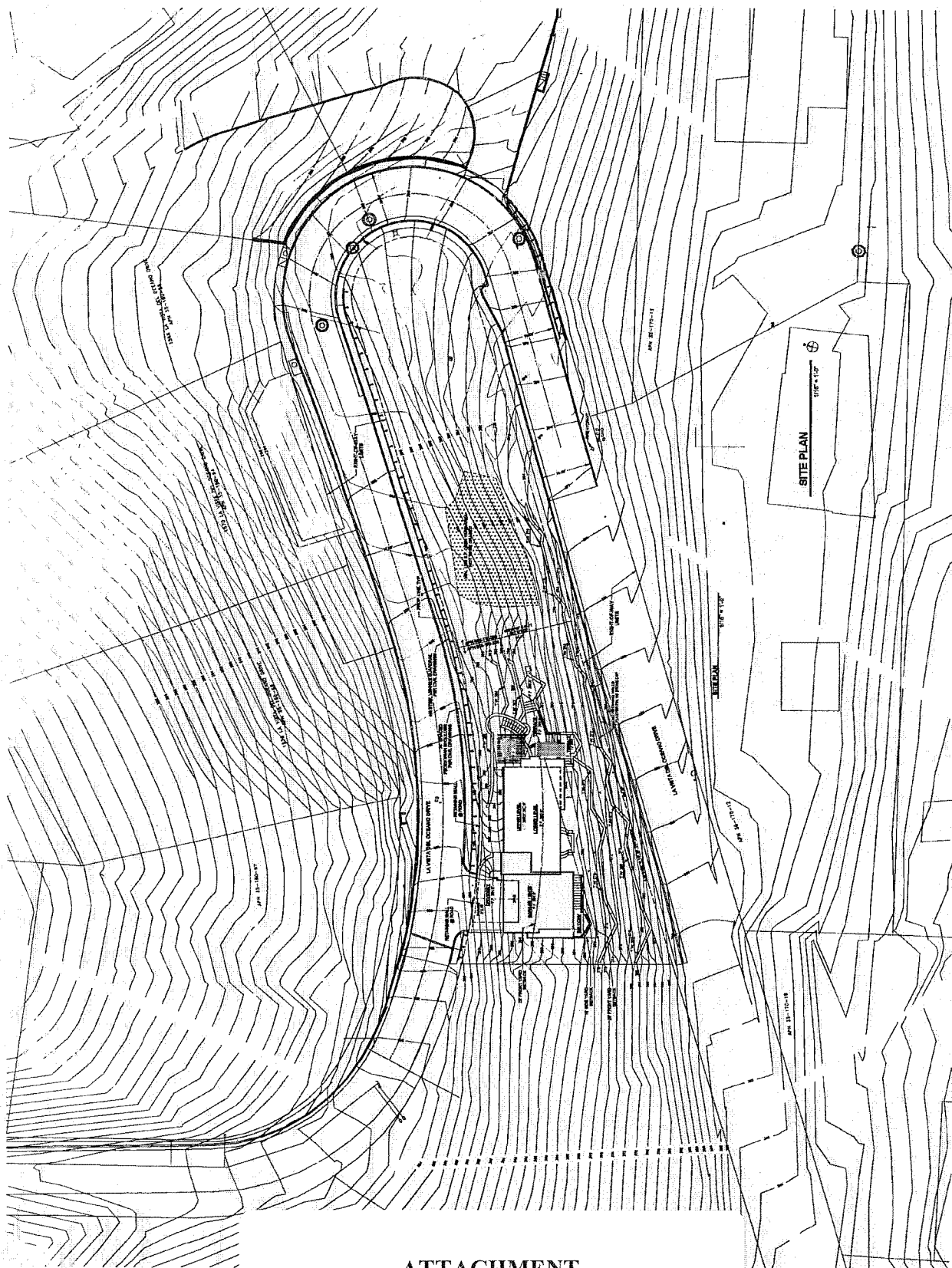
This Addendum identifies the current project changes and minor changes to project impacts. With application of identified mitigation measures, all project impacts will be less than significant. This addendum, together with Mitigated Negative Declaration SCH# 2005051106, constitute adequate environmental documentation in compliance with CEQA for the current project.

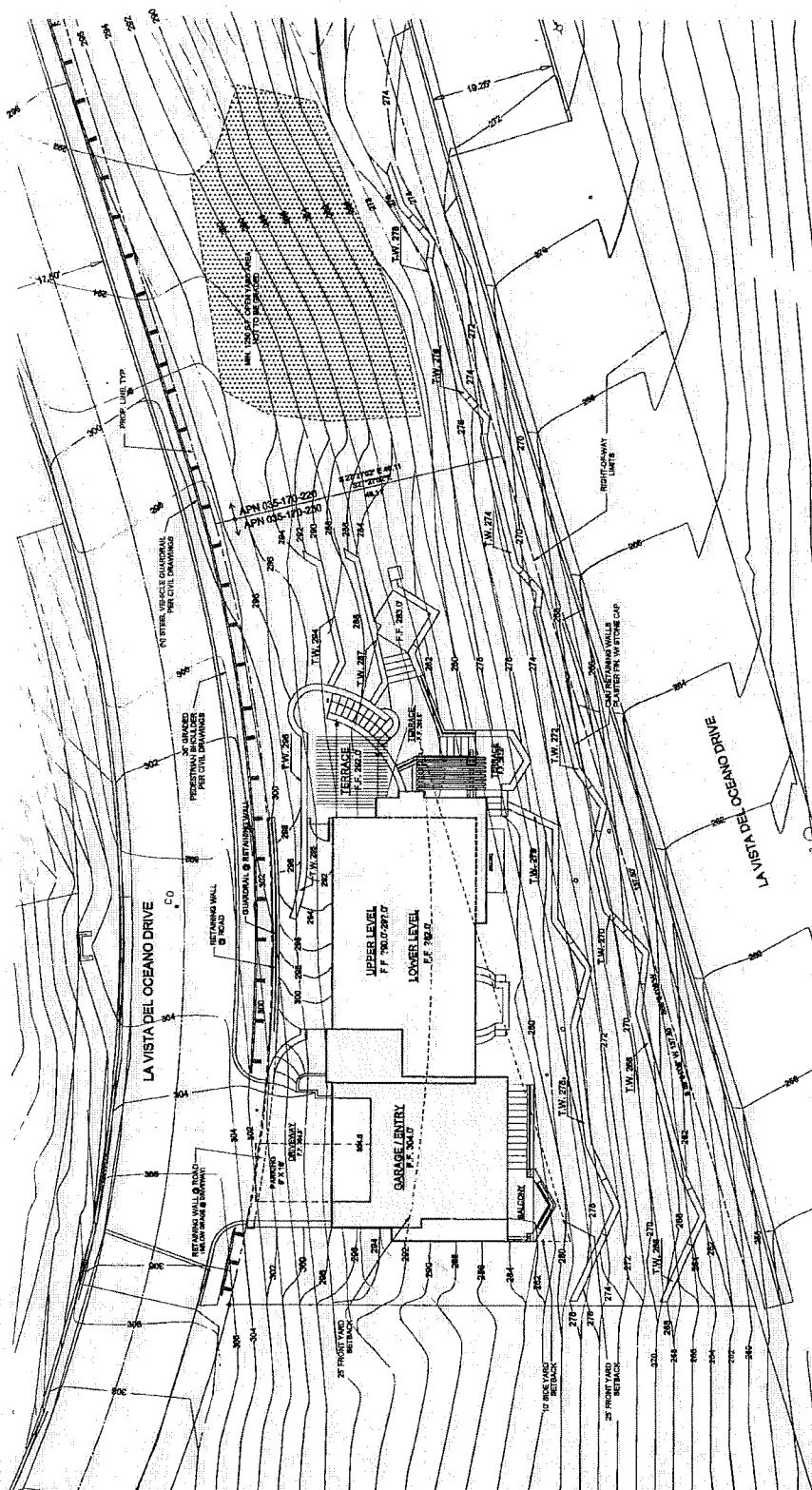
Prepared by: Marisela G. Salinas Date: 12-12-06
(Marisela G. Salinas, Associate Planner)

Reviewed by: D. Andaloro Date: 12-13-06
Debra Andaloro, Environmental Analyst

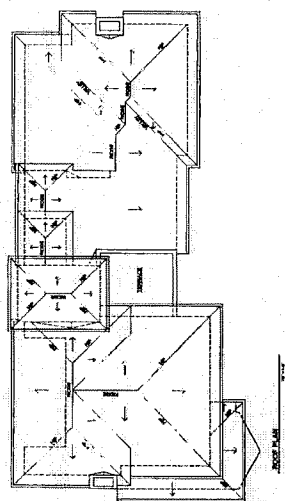
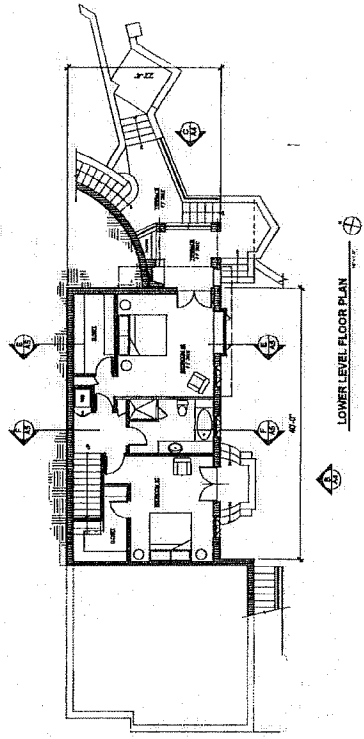
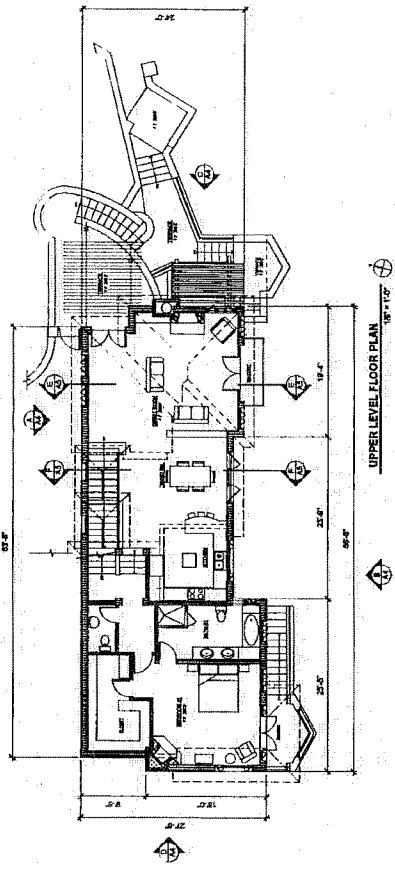
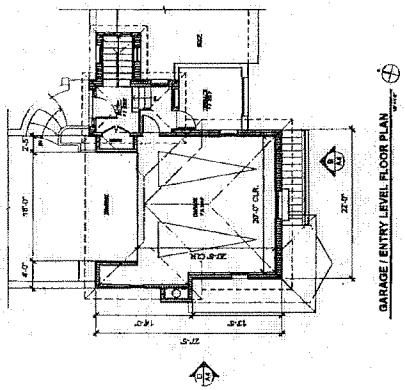
Attachments

Site Plan and Elevations





SITE PLAN SHOWING RETAINING WALLS
1/8" = 1'-0"



ELEVATIONS

DATE: 11/10/18

P.C. MURPHY

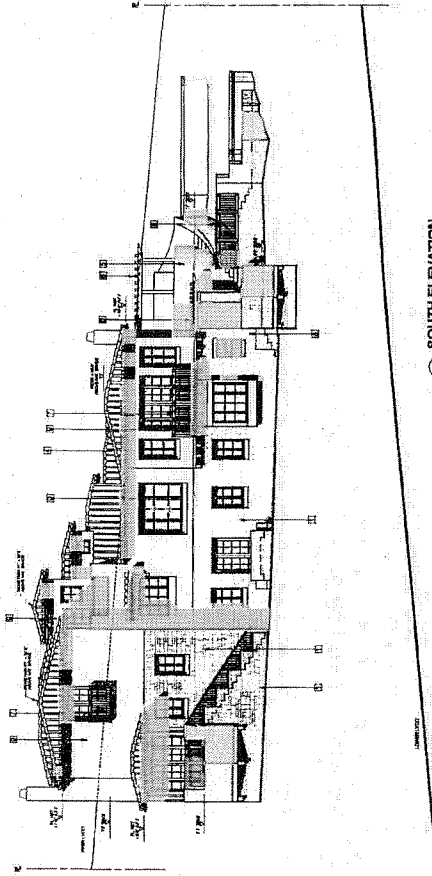
NOTED SCALE
1" = 1'-0"

REVISIONS

JOB NO. 171

WEEK

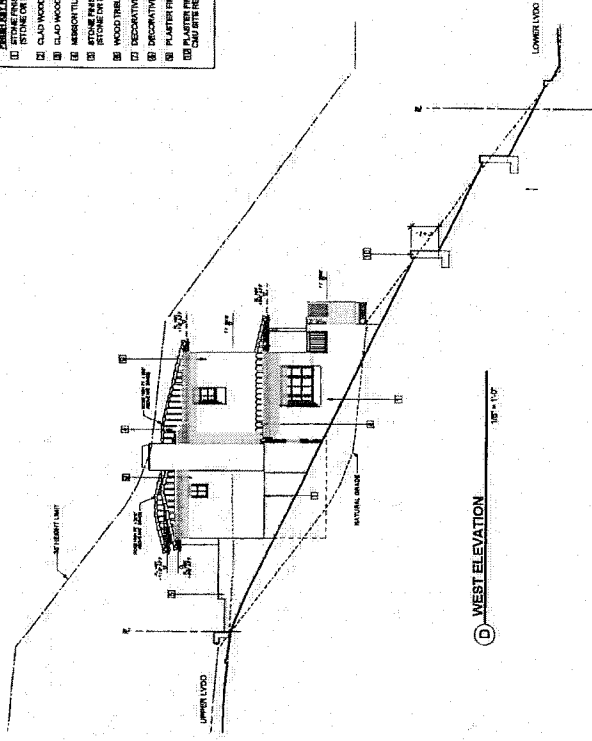
A4



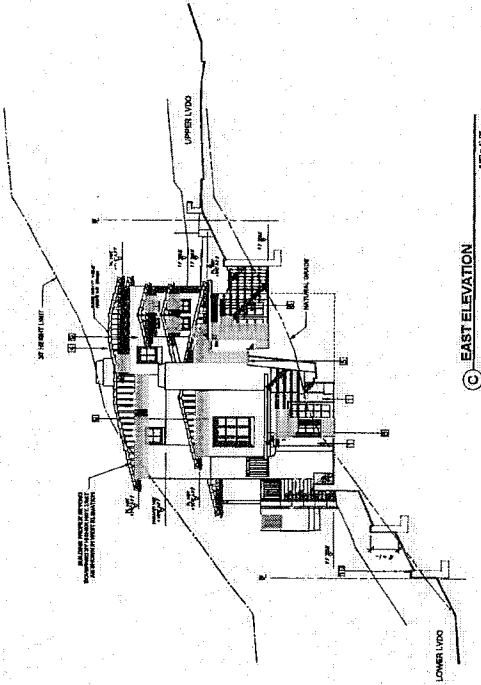
A NORTH ELEVATION

- FINISH LIST**
- 01 STONE FORM EXTERIOR WALLS
(STONE OR IMITATION STONE)
 - 02 CLAD WOOD WINDOWS
 - 03 CLAD WOOD DOORS
 - 04 MASONRY TILE ROOF
 - 05 STONE FINISH & CLAD RETAINING WALLS
(STONE OR IMITATION STONE)
 - 06 WOOD TRIM
 - 07 DECORATIVE IRON BALCONIES
 - 08 PLASTER FIN. EXTERIOR WALLS
 - 09 PLASTER FIN. W/STONE CAP &
CLAD STN RETAINING WALLS

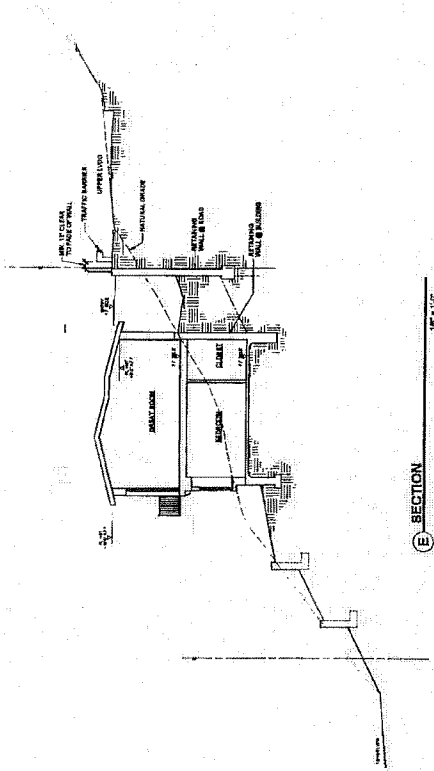
B SOUTH ELEVATION



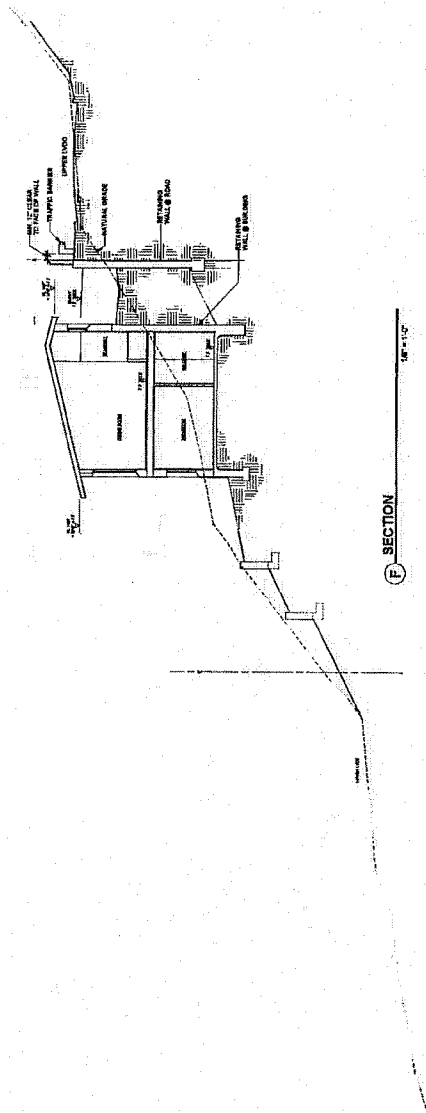
D WEST ELEVATION



C EAST ELEVATION



SECTION



SECTION

[illegible]

Final Mitigated Negative Declaration/ Initial Study

(distributed to Planning Commission under separate cover)

Copies of the Final MND are available for the public at the City Planning Division,
630 Garden Street from 8:30-noon and from 1:00-4:30 Monday–Friday.
The document can be reviewed at the Public Library (Main Branch) at 40 E. Anapamu Street
during hours of operation.

The initial study is also available online at <http://www.santabarbaraca.gov>

